

Downtown Investment Authority

AGENDA

City Hall at St. James, 117 West Duval St.
1st Floor, Don Davis Room

April 17, 2013 – 2:00 PM

MEMBERS:

Donald Harris, Chairman

Oliver Barakat, Vice-Chairman

James Bailey, Jr., Secretary

Antonio “Tony” Allegretti, Board Member

Melody S. Bishop, Board Member

Paul Perez, Board Member

Robert Clements, Board Member

Michael Saylor, Board Member

Kamaria “Kay” Harper, Board Member

I.	CALL TO ORDER – Chairman Harris
2:00	Pledge of Allegiance
II.	ACTION/INFORMATION ITEMS - Chairman Harris
2:01	Approval of the March 20, 2013 DIA Meeting Minutes ✓
2:02	Library Garage Management/Rate Schedule – Jack Shad ✓
2:05	DT Parking Lot Inventory – Jack Shad
2:15	DVI Budget and Work Program – Paul Crawford <ul style="list-style-type: none">• DVI Quarterly Report
2:18	Brooklyn Redevelopment – Property Disposition and R.O.W. Closure – Karen Nasrallah ✓
2:33	Laura Street Trio Update – Paul Crawford
2:35	DIA CEO Selection Process – Paul Crawford
2:40	DT Waterfront Activation RFI – Eric Lindstrom
3:00	DIA Accomplishments/Movement – Paul Crawford
3:05	Nominating Committee for DIA Officers – Chair Harris
3:20	TPC – Alan Verlander
3:30	DIA Mission Statement – Jim Bailey
	(✓ Requires DIA Action and/or Approval)
III.	LEGISLATIVE UPDATE – Paul Crawford
3:50	<ul style="list-style-type: none">• ORD 2012-730, New Supervisor of Elections Bldg. - Deferred• ORD 2012-657, Bostwick Building - Deferred• ORD 2012-731, Hemming Plaza Removal of Tables and Chairs - Deferred
IV.	DOWNTOWN BRIEFING– Eric Lindstrom
3:53	DDRB – Next Meeting Date Thurs., 05/02/2013 at 2:00 pm at City Hall, Lynwood Roberts Room

V.	COMMITTEE UPDATES
4:00	Hemming Plaza – Jim Bailey
4:10	Downtown Economy Committee – Paul Perez
4:20	CRA Plan Committee – Melody Bishop <ul style="list-style-type: none"> • CRA Consultant Selection Process
4:30	Downtown Experience Committee – Tony Allegretti
4:40	Downtown Environment Committee – Jim Bailey
VI.	PUBLIC COMMENTS – Chairman Harris
4:50	
VII.	ADJOURNMENT – Chairman Harris
5:20	Next Scheduled Meeting: Wednesday, May 15, 2013 at 2:00 pm – City Hall, Don Davis Room

Staff Distribution:

Jason Gabriel, Office of General Counsel
 Ted Carter, Executive Director Office of Economic Development
 Paul Crawford, Deputy Director Office of Economic Development
 Eric Lindstrom, OED/DIA Staff
 Jack Shad, Public Parking Officer
 Michelle Stephens, Recording Secretary
 David DeCamp, Public Information Office



MEETING MINUTES

Board Members Present: Chairman D. Harris, T. Allegretti, J. Bailey, M. Bishop, O. Barakat, P. Perez, M. Saylor, and K. Harper

Board Members Not Present: R. Clement

Office of General Counsel: Jason Gabriel

Council Members Present: Council Member Lori Boyer, District 5

Attendees: Ted Carter, Executive Director; Paul Crawford, Deputy Director; Eric Lindstrom, DIA Staff; Michelle Stephens, Recording Secretary; Karen Nasrallah, OED; and Jack Shad, Public Parking Officer

I. CALL TO ORDER

Chairman Harris called the meeting to order at approximately 2:07 p.m.

II. ACTION ITEMS/INFORMATION ITEMS

APPROVAL OF THE MARCH 20, 2013 DIA MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER SAYLOR AND SECONDED BY BOARD MEMBER PEREZ APPROVING THE MARCH 20, 2013 DIA MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0.

LIBRARY GARAGE MANAGEMENT/RATE SCHEDULE

Mr. Jack Shad, Office of Public Parking, advised that he was seeking approval from the DIA for the proposed rates for the library parking garage that the City is assuming operation of June 1, 2013. The proposed change is to reduce the monthly parking rate for new customers from \$80.00 per month to \$65.00 per month plus tax in an effort to recruit more city employees and others into the garage.

Board member Barakat recommended that Mr. Shad inform building owners of the new rate because the proposed change is slightly below some of the closer in garages and the lower rate should entice people to walk from the main office buildings. When owners try to put deals together it is incumbent for them to tell potential users what the rates are in potential garages. He offered if Mr. Shad needed helping getting the contact information for the owners he would be happy to coordinate.

A MOTION WAS MADE BY BOARD MEMBER ALLEGRETTI AND SECONDED BY BOARD MEMBER BARAKAT APPROVING LOWERING THE MONTHLY PARKING RATE FOR NEW CUSTOMERS FROM \$80.00 PER MONTH TO \$65.00 PER MONTH PLUS TAX FOR THE LIBRARY PARKING GARAGE EFFECTIVE JUNE 1, 2013. THE MOTION PASSED UNANIMOUSLY 7-0.

In response to Board member Bailey's request for an update on the enforcement of the downtown surface parking and vacant parcel uses (Ordinance 2012-901-E), Mr. Shad provided a list of the commercial surface parking lots that are currently working through the compliance process. He also provided a copy of a letter dated March 20, 2013 that was sent to property owners who are believed to be operating lots that qualify as commercial surface parking lots that were given 30 days to reply. After the 30 days has expired, the lots we still have a suspicion are operating outside the law will be referred to code enforcement.

Board member Bailey suggested it would be a good idea as the code is enforced and people comply, to monitor the results to be able to establish if these things work or do not work adding that he thinks the result is going to be that the private parking garages see more business and that is a good thing. He suggested that Mr. Shad have conversations with private parking garage owners to see if this has increased parking in their lots.

DVI BUDGET AND WORK PROGRAM AND QUARTERLY REPORT

The DIA was provided with a copy of Downtown Vision, Inc.'s FY 2013/2014 Work Program prepared April 13, 2013 and budget for their review in advance of the May 15, 2013 DIA meeting. Mr. Crawford advised that DVI will make a presentation and request approval of the 2013/2014 Work Program and Budget at the May 15, 2013 DIA meeting. The Board was also provided a copy of DVI's FY 2012/2013 Mid-year Update for October 2012 – April 2013.

Board Member Harper arrived to the meeting at approximately 2:42 p.m.

BROOKLYN REDEVELOPMENT – PROPERTY DISPOSITION AND R.O.W. CLOSURE

Ms. Karen Nasrallah provided an overview of the project and summary report dated April 17, 2013 recommending that the DIA authorize the introduction of legislation to the Jacksonville City Council to approve the following:

1. authorize closing or abandoning portion of described street to allow for the construction of the stated project;
2. authorize the acquisition and sale of FDOT parcel RE#089068-0000 following Florida Statute section 163.380;
3. authorize the sale of city-owned parcel RE#089020-0000 following Florida Statute section 163.380

Board member M. Bishop commented that philosophically the DIA needs to be concerned about closing roads. She commented that South Point is a fabulous office park environment but cautioned

this is downtown and we have to be very careful about closing roads. She advised that in keeping with the Master Plan and best practices for urban planning the closing of roads is something that we should not be doing. She is very opposed to closing roads and thinks it is a big mistake adding should anyone ever consider a road closure to the river for a project she will make no consideration under any circumstances. She added that she is concerned about approving it today because of setting precedence and that the plan presented today is not the final version of the plan being reviewed by the DDRB.

A MOTION WAS MADE BY BOARD MEMBER BAILEY AND SECONDED BY BOARD MEMBER PEREZ AUTHORIZING A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE CITY COUNCIL SUPPORT A PURCHASE AND SALE AND REDEVELOPMENT AGREEMENT (“REDEVELOPMENT AGREEMENT”) BY AND AMONG THE CITY OF JACKSONVILLE (“CITY”) AND P&L JAX RIVERSIDE, L.P.; REQUESTING THE CITY COUNCIL TO ENACT LEGISLATION APPROVING THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE CITY’S PURCHASE OF RE# 089068-0000, A PARCEL OF LAND LOCATED AT THE CORNER OF JACKSON STREET AND MAY STREET, FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AUTHORIZING THE SUBSEQUENT CONVEYANCE OF THE PARCEL TO P&L JAX RIVERSIDE UPON COMPLIANCE WITH APPLICABLE FLORIDA LAW; AUTHORIZING THE SALE OF CITY-OWNED PARCEL RE#089020-0000 LOCATED ON MAGNOLIA STREET BETWEEN STONEWALL STREET AND LEILA STREET TO DEVELOPER AT ITS APPRAISED VALUE, UPON COMPLIANCE WITH APPLICABLE FLORIDA LAW, TO BE USED IN CONNECTION WITH THE PROJECT; AND AUTHORIZING THE CLOSURE AND ABANDONMENT OF A PORTION OF MAY STREET AT THE REQUEST OF THE DEVELOPER; AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE OED, OR HIS DESIGNEE, TO ARRANGE FOR THE PREPARATION AND FILING OF LEGISLATION AND DOCUMENTS, AND TAKE FURTHER ACTION AS HE DEEMS NECESSARY OR APPROPRIATE, TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 8-0.

LAURA STREET TRIO UPDATE

Mr. Crawford advised that there was a private land transaction between a private bank in Chicago and the owners of the Laura Street Trio. It is not a transaction from the City. The City did not sell the building to the bank nor did we sell it to the new owner. We have had preliminary conversations about their uses, but have not gotten into substantive conversations about incentives or any kind of details about the proposed construction or renovation, etc.

DIA/CEO SELECTION PROCESS UPDATE

Board member Barakat, Chair of the Search Selection Committee, advised that Jorgenson consulting has been working diligently gathering resumes and phone interviews with various candidates.

- Goal is by Wednesday, April 24th to have a short list of candidates selected for phone interviews
- The following week (April 29th) the selection committee will begin the one on one phone interviews with each of those candidates
- Jorgenson has prepared an interview evaluation sheet that each member of the selection committee will complete for each phone interview. The evaluation sheets will be provided to Mr. Crawford who will tally them along with Jorgenson and from that process the search will narrow to four candidates selected for face to face interviews
- Upon completion of the one on one interview the search will be narrowed to two final candidates at which point he recommends the interviews be conducted in an open forum.
- Noted that in order to have enough proper input to do the scoring, Jorgenson asked that each member of the search committee ask the same set of questions adding that each member of the search committee may ask their own personal questions as well
- The search selection committee consists of Oliver Barakat, Chair of the Committee; Chair Harris; Board Members Bailey, Allegretti, Bishop, Saylor and Harper; and Paul Crawford.
- Possibly have a CEO selected sometime in June 2013

Board member Barakat advised that the Board needs to decide how they want to conduct the interviews with the four candidates selected for in person one on one interviews – in a public forum or one on one with each member of the search selection committee noting that his preference was one on one sessions.

It was the consensus of the Board for each member of the search committee to conduct the interviews individually with each of the four candidates selected.

DT WATERFRONT ACTIVATION RFI

Mr. Carter advised that he asked Mr. Lindstrom to prepare a Request for Information (RFI) to market input from potential developers, operators and managers for what appropriate uses might be for the Shipyards property adding that the proposed plan is short-term (two to three years). As the DIA gets an Executive Director on board, gets the CRA Plan built, this effort will allow us to get some market ideas officially other than those that have been proposed on an ad-hoc basis noting that there has been ongoing interest in the property from various parties.

Mr. Lindstrom provided an overview of the Request for Information for the Downtown Waterfront (Shipyards property). The summary of the findings from the RFI will be presented to the DIA.

THE PLAYERS CHAMPIONSHIP

Mr. Alan Verlander provided an update on the upcoming annual Players Championship and surrounding festivities.

NOMINATING COMMITTEE FOR DIA OFFICERS

Prior to July 1st and referencing the Bylaws of the DIA (Section 4.0 - Officers, Election and Duties), the DIA will need to elect new officers. Chair Harris appointed three Board members to a nominating committee to discuss a slate for Chair, Vice Chair and Secretary. He selected Board member Saylor to serve as Chair of the nominating committee and Board Member Perez and Board Member Harper to serve as members of the nominating committee. The nominating committee will meet prior to the June regular DIA meeting in order to present to the Board as a whole nominations at the regular June DIA meeting.

Board member Bailey asked Mr. Crawford who was preparing the DIA budget, when the budget was due and who on the board was involved in the budget process for the DIA suggesting that the Board needed a budget committee.

Mr. Crawford replied that the Administration will be looking for all of their budgets in May adding that budgets are due to City Council July 1st, the OED was preparing the budget and that the Chair could nominate a budget committee.

Chair Harris recommended Board Member Bailey serve as Chair of the Budget Committee and asked any other Board members interested in serving on the Budget Committee to inform Paul Crawford. Board member Bailey offered the opportunity for another Board member to serve as Chair of the Budget Committee. Board Member Barakat offered to serve as Chair of the Budget Committee.

COMMITTEE UPDATE

DOWNTOWN ECONOMIC TOOLS COMMITTEE

Board Member Perez advised that the Downtown Economic Tools Committee met on Monday, April 15th. There are certain economic tools to assist the board in terms of what city or state funds, grants, and programs are available for downtown projects. Mr. Crawford walked the committee through the current Public Investment Policy noting that it needs to be updated. He provided an overview of the four types of funds, grants or programs (tools) available for potential development projects for downtown:

- REV Grant –Used for residential project sites.
- TIF and QTI - Both geared towards economic development and targeted areas such as downtown and the criteria is either job creation or high wage job creation. The QTI is a state sponsored tax refund program.
- Historic Preservation Trust Fund – Designated by the Historic Preservation Commission, public funding is capped at \$1 million per building.

Board member Perez departed the meeting at approximately 3:50 p.m.

DIA ACCOMPLISHMENTS/MOVEMENT

Mr. Crawford noted that the DIA has accomplished the following the last seven months:

- Adopted the DIA Bylaws and selection of officers
- Established the committees and issues vetting structure
- Became familiar with the statutory regulations (Sunshine Laws, Open Public Records Laws)
- Became familiar with existing plans including the CRA Plan, the Master Plan, Downtown Action Plan, Pedestrian and Open Space Plan, etc.
- Approved the Brooklyn Redevelopment Plan incentives for Pope and Land on Riverside Ave.
- Issued RFP for land in LaVilla (former Sax Seafood site).
- Jacksonville Lady
- Smart Parking Meter Program
- Approved parking rates and ordinance changes
- Issued RFP for support of the CRA Plan update elements
- Lobbied and received \$9 million dollars for the downtown economic development fund
- Moving forward with Hemming Plaza, downtown waterfront activation, disposal of property for the Brooklyn project.

DIA MISSION STATEMENT

Board member Bailey provided a draft DIA Mission Statement. Board members were asked to review the draft mission statement and provide any feedback to either Paul Crawford or Michelle Stephens by May 1st. Staff will provide the feedback to Board Member Bailey for inclusion in the draft provided today for review and approval by the full board at the May DIA meeting.

III. LEGISLATIVE UPDATE

Mr. Crawford provided an update on the following legislation:

ORD 2012-730, Supervisor of Elections Building: Deferred

2012-657, Bostwick Building: Will be taken up at the next LUZ Committee Meeting.

2012-731, Hemming Plaza Removal of Tables and Chairs: Deferred.

Mr. Crawford advised that at the recommendation of the Board, staff has issued an RFP for Hemming Plaza, expecting responses in May and will keep the Board informed on the responses, evaluation of the responses, and provide the board a recommendation on what staff feels is the best response.

Mr. Crawford provided an update on the Redevelopment Plan RFP:

- Seven responses have been received
- Staff is evaluating the selection process

- Board member Bishop, Chair of the Redevelopment Plan Committee, has received a copy of the responses
- Two members are typically allowed on the Professional Services Evaluation Awards Committee. Can have a DIA Board member and a staff member (suggesting Board Member Bishop and Eric Lindstrom)

IV. DOWNTOWN BRIEFING

Mr. Lindstrom provided an update from the May 2, 2013 DDRB meeting.

- Prudential Drive Retail Development
- Riverside Park Residential Development
- Riverside Ave. Commercial Development

COMMITTEE UPDATES

HEMMING PLAZA COMMITTEE

Board Member Bailey provided the following update:

- Hemming Plaza Committee met briefly prior to today's meeting to distribute a draft RFP for Hemming Plaza
- Will meet next 10 days
- Will discuss with the entities that are interested and involved
- Finalize the RFP and bring it back to the full board for final approval
- Would like to ask the Chairman to call a special meeting for approval of the Hemming Plaza RFP prior to the regularly scheduled May 15 DIA meeting (if the committee is able to meet prior to and is prepared for a special meeting before the regularly scheduled May 15 meeting).

DOWNTOWN EXPERIENCE COMMITTEE

Board Member Allegretti advised that the Downtown Experience Committee met on April 5, 2013 and plan to meet the first Friday of every month.

DOWNTOWN EXPERIENCE COMMITTEE

Board Member Bailey advised that the Downtown Experience Committee plans to meet monthly.

V. PUBLIC COMMENTS

The floor was open for public comments and advised that their time to speak was limited to three minutes.

- John Nooney, 8356 Bascon Rd.: There is a lot of vibrancy occurring downtown. The key is going to be through the waterways and access. Referenced taking a kayak trip from a public park in St. Nicholas over past the Shipyards floating dock. Referenced when Board Member

Bailey was on the Waterways Commission and the passage of 2007-451. Hopes when the big events occur there will be opportunity for the small opportunities as well.

- Council Member Lori Boyer, District 5: Advised regarding the Metropolitan Park legislation that the bill that was passed out of City Council last week was a temporary sound waiver with respect to the upcoming events in Metropolitan Park through Funk Fest (mid-May) and also requires sound monitoring in the park and in the east side neighborhoods in the vicinity of the park as well as across the river. The Metropolitan Park Ad-hoc Committee meets again on Thursday, April 25th at 11:00 am. The Committee is charged with coming up with something both in terms of physical improvement proposals as well as using Met Park Trust Fund as well as how to deal with the sound issue and concert limitations all of which she thinks would be vastly important to the DIA.

VI. ADJOURNMENT

There being no further business, Chair Harris adjourned the meeting at approximately 4:14 p.m.

The next DIA meeting is scheduled for Wednesday, May 15, 2013, at 2:00 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Michelle Stephens, Office of Economic Development at (904) 630-1979 or by email at msteph@coj.net.