



**DOWNTOWN INVESTMENT AUTHORITY
STRATEGIC IMPLEMENTATION COMMITTEE
AGENDA**

**City Hall at St. James Building
117 W. Duval Street, Jacksonville, FL. 32202
2nd Floor, Conference Room C
Thursday, November 9, 2017 – 10:00 A.M.**

Ron Moody, Chair
Braxton Gillam, Esq., Committee Member
Brenna Durden, Esq., Committee Member

STRATEGIC IMPLEMENTATION COMMITTEE

I.	CALL TO ORDER – Ron Moody
II.	ACTION ITEMS
	A. Approval of Strategic Implementation Committee October 6, 2017 Meeting Minutes
	B. Notice of Disposition for Duval County Tax Parcel 089133 0000
	C. Notice of Disposition for Duval County Tax Parcel 089313 0000
	D. ISP-0505-17 Disposition/Invitation to Purchase (324 North Broad Street)
	E. ISP-0510-17 Disposition/Invitation to Purchase (Duval County Tax Parcel 089567 0000)
III.	OLD BUSINESS
IV.	NEW BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURN



Downtown Investment Authority
Committee Meeting

City Hall at St. James
117 West Duval St., 2nd Floor, Conf Room C.
November 9, 2017– 10:00 a.m.

DIA
Strategic Implementation Committee Meeting Minutes

Committee Members Present: Ron Moody, Committee Chair, Brenna Durden, Esq., and Braxton Gillam, Esq.

DIA Staff: Guy Parola Operations Manager, Jim Klement, DDRB Coordinator and Karen Underwood-Eiland, Executive Assistant

Board Members: Chairman Jim Bailey

I. CALL TO ORDER

Committee Chairman Moody called the meeting to order at 10:00 a.m.

II. ACTION ITEMS

A. Approval of the Strategic Implementation Committee October 6, 2017 Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY TO APPROVE THE OCTOBER 6, 2017 STRATEGIC IMPLEMENTATION COMMITTEE MINUTES.

THE MOTION PASSED 2-0-0.

B. Notice of Disposition for Duval County Tax Parcel 0891333-0000.

Guy Parola brought forth a memorandum, a letter from Alexander Sifakis and an appraisal of real property of vacant land located at 0 Park Street. All copies were provided in the meeting packet. The property is appraised at \$17, 6000. The adjoining property owner to the west, Park Street Land Trust, has offered to purchase fee simple title to the property for \$17,600. It was asked of the committee to recommend that the DIA board issue a notice to accept the unsolicited proposal, providing for a minimum 30day notice prior to executing an agreement for the lease or sale of property with a CRA.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING THE RECOMMENDATION OF THE NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 0891333-0000 TO BE PRESENTED FOR APPROVAL AT THE NOVEMBER 21, 2017 DIA BOARD MEETING

THE MOTION PASSED 2-0-0.

C. NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 089313-0000.

Guy Parola provided a memorandum, a letter from Alexander Sifakis and an appraisal report of vacant land for 0 Elm Street. The property is appraised at \$3,200. The adjoining property owner to the west, Park Street Land Trust has offered to purchase fee simple title to the property for \$3,200. It was asked of the Committee to recommend that the DIA Board issue a notice to accept the lease or sale of property within a CRA.

Board Member Durden entered the proceedings at 10:15 a.m.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER DURDEN APPROVING THE RECOMMENDATION OF THE NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 089313-0000 TO BE PRESENTED FOR APPROVAL AT THE NOVEMBER 21, 2017 DIA BOARD MEETING.

THE MOTION PASSED UNANIMOUSLY 3-0-0.

D. ISP-0505-17 DISPOSITION/INVITATION TO PURCHASE (324 NORTH BROAD STREET)

Guy Parola provided a summary of the memorandum, Appraisal Report of a downtown retail-office building 324 North Broad Street.

- The buyer intends to maintain the front façade
- They are seeking restaurant space and office space above.

Committee Chairman Moody stated the property was directly west of the new courthouse and was valuable land for the future. He reviewed the three (3) offers from Lavilla Development Partners, LLC, Arkest LLC and Harris Blue Investment.

Rafael Caldera, CEO of Arkest LLC, was present to answer any questions.

Board Member Durden made a recommendation to reject all (3) three proposals because of the proposed purchase prices.

Board Member Gillam stated that he had mixed feelings, because he would like see the DIA do something to help spur development. He is in favor of moving it forward and trying to work with the bidders to see if they want to negotiate.

Mr. Caldera stated that there was no way to save the structure. They could save the façade and create a second deck in the middle to secure the walls.

Committee Chairman Moody commented that the last two (2) bids due diligence was better.

Chairman Bailey asked if they didn't have to save the façade it would be less expensive to rebuild.

Guy Parola responded two things needed to happen. Historic has to be onboard and have them not protest anything then DDRB needs to get comfortable with what their proposing.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER DURDEN TO REJECT THE THREE (3) PROPOSALS IN A FRIENDLY MANNER TO ENCOURAGE INDEPENDENT OFFERS TO THE CITY THROUGH THE DIA TO CONSIDER REISSUING THE RIGHT OFFER.

THE MOTION PASSED UNANIMOUSLY 3-0-0.

E. ISP-0510-17 DISPOSITION/INVITATION TO PURCHASE (DUVAL COUNTY TAX PARCEL 0789567-0000)

Guy Parola provided a memorandum, a letter and an email from Miro Latic Trustee, appraisal report for vacant land at Elder Street and an executive summary. The DIA instructed its CEO to cause to be issued a notice of disposition for Duval County Tax Parcel Number 089567-0000 (Property”), which is generally located on Elder Street near its intersection with Myrtle Avenue. The Fee simple lease appraised value is \$16,000. He summarized the three (3) responses that were received.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER DURDEN TO APPROVE ISP-0510 DISPOSITION/INVITATION TO PURCHASE(DUVAL COUNTY TAX PARCEL 0789567-0000 TO SELL PROPERTY AT THE APPRAISED VALUE OF \$16,000 AND TO BE PRESENTED FOR APPROVAL AT THE NOVEMBER 21, 2017 DIA BOARD MEETING.

THE MOTION PASSED UNANIMOUSLY 3-0-0.

**III. OLD BUSINESS
NONE**

**IV. NEW BUSINESS
NONE**

**V. PUBLIC COMMENTS
NONE**

VI. ADJOURNMENT

There being no further business, Committee Chairman Moody adjourned the meeting at approximately 11:00 a.m.

The next Strategic Implementation Committee meeting will be determined.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.

DRAFT FOR CIRCULATION: NOT APPROVED BY COMMITTEE