



**Downtown Investment Authority  
Retail Enhancement Review Committee**

**AGENDA**

*City Hall at St. James, 117 W. Duval Street  
Third (3rd) Floor, Conference Room C.  
Wednesday, December 7, 2016 – 11:00 AM*

<b>I.</b>	<b>CALL TO ORDER – Chairman</b>
<b>II.</b>	<b>PROGRAM OVERVIEW – Aundra Wallace</b>
<b>III</b>	<b>ACTION ITEMS - Chairman</b> <i>(Requires DIA Action and/or Approval)</i>
	A. REP Application 2016-003 Live Bakery and Bar
	B. REP Application 2016-004 1904 Music Hall
<b>IV.</b>	<b>OLD BUSINESS – Chairman</b>
<b>V.</b>	<b>NEW BUSINESS – Chairman</b>
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman</b>
<b>VII.</b>	<b>ADJOURNMENT – Chairman</b>
	Next Scheduled Meeting: TBD



Downtown Investment Authority  
Retail Enhancement Program Committee  
City Hall at St. James  
117 West Duval St., 3<sup>rd</sup> Floor, Conf Rm C  
Wednesday, December 8, 2016 – 11:00 a.m.

**REP Committee Minutes**

**Board Members Present:** Jim Bailey, DIA Chair and Jack Meeks, REP Committee Chair and Ron Moody

**DIA Staff Present:** Jim Klement, Tom Daly and Karen Underwood-Eiland

**Office of General Counsel:** Not Present

**Office of the Mayor:** None

**Next meeting:** TBD

**I. Call to Order – Chairman Meeks**

A quorum was confirmed and Committee Chairman Meeks called the review committee meeting to order at approximately 11:00 a.m.

**II. Action Items**

**A. REP APPLICATION 2016-003 Live Bakery and Bar**

Staff provided an overview of application REP 2016-003, Live Bakery and Bar, Klodian Ferra, Owner and CEO, located at 327 & 331 East Bay Street, Jax., FL. 32202

REP Application 2016-003 specifics are identified below:

<b>Project asks and amount</b>	Amount Requested: \$79,297
<b>Total Project Costs:</b>	Total Project Costs: \$158,595
<b>Applicant Equity:</b>	\$251,508

A handout of the Staff Report, Evaluation Criteria and Application were provided in the meeting packet.

Klodian Ferra, Owner and CEO was present and shared information regarding the Application REP 2016-003

The Board made relative comments regarding the Application REP 2015-003. DIA Chairman Bailey requested consistency with other buildings in the area.

Board Member Moody inquired about the lease renewal. Mr. Ferra responded that the lease has two (2) five (5) year options and was a part of their business model.

Committee Chairman Meeks called for comments from the public and noted that no comments were received.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER MEEKS APPROVING REP APPLICATION 2016-003 LIVE BAKERY AND BAR, 327 & 331 EAST BAY STREET, FORGIVABLE LOAN IN THE AMOUNT OF \$79,297 SUBJECT TO CONDITIONS AS NOTED IN STAFF REPORT.**

Committee Chairman Meeks reminded the applicant to attend the DIA Board Meeting next Wednesday, December 14, 2016 at 2:00 p.m. in the Ed Ball Building, located at 214 N. Hogan Street, 8<sup>th</sup> Floor, Room 851.

**B. REP APPLICATION 2016-004 1904 Music Hall, Courtyard/Beer Garden**

Staff provided an overview of Application 2016-004, 1904 Music Hall, Courtyard/Beer Garden located at 17 and 19 North Ocean Street, Jax. FL. 32202

REP Application 2016-004 specifics are identified below:

<b>Project asks and amount</b>	Amount Requested: \$15,000
<b>Total Project Costs:</b>	Total Project Costs: \$54,000
<b>Applicant Equity:</b>	\$39,000

A handout of the Staff Report, Evaluation Criteria and Application were provided in the meeting packet.

Mr. Duane DeCastro, President shared information regarding 1904 Music Hall/Spliffs Gastro Pub.

DIA Chairman Bailey stated that the Chophouse is used as an inspiration.

- Incredible space and caution surrounding neighbors and advised them to be considerate.
- Great opportunity to do more
- Advised them not to create more of an issue by using a paver with built in drainage

Jim Klement stated that that should may change after looking at improving storm water retention to avoid drainage.

DIA Chairman asked if there were any issues with Mike Langton. Mr. DeCastro responded no, that the property is added to their building.

Committee Chairman Meeks called for comments from the public and noted that no comments from the public had been received.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER BAILEY APPROVING APPLICATION 2016-004, 1904 MUSIC HALL WITH SPLIFF'S GASTROPUB , 17 AND 19 NORTH OCEAN STREET FORGIVABLE LOAN IN THE AMOUNT OF \$15,000 SUBJECT TO CONDITIONS AS NOTED IN STAFF REPORT.**

**(THE MOTION PASSED UNANIMOUSLY 3-0)**

### **III. OLD BUSINESS**

Committee Chairman Meeks asked Tom Daly to provide an updated schedule regarding the REP funding at the next Board meeting.

### **IV. NEW BUSINESS**

NONE

### **V. PUBLIC COMMENTS**

NONE

### **VI. ADJOURNMENT**

There being no further business, Committee Chairman Meeks adjourned the meeting at approximately 11:45 a.m.

The next 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](mailto:karenu@coj.net)*