



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid Meeting
Wednesday, April 13, 2022 – 3:00 p.m.

RE&PD Committee Hybrid Meeting
Draft - MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CMs) in Attendance:

Oliver Barakat, Chair	Todd Froats
Jim Citrano	David Ward, Esq.
Braxton Gillam, Esq., (via Zoom)	

Committee Members Excused: Carol Worsham

Board Members in Attendance:

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Ina Mezini, Marketing and Communications Specialist (via Zoom); and Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); Xzavier Chisholm, Administrative Assistant; and Antonio Posey, Project Manager

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee meeting of April 13th, 2022, was called to order at 3:01 p.m. by Chairman Barakat.

II. PUBLIC COMMENTS

Chairman Barakat 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:

Clifford Miller	Advocated for high quality developments in downtown and ensuring public access to the riverfront.
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III. MARCH 9, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

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

Motion: CM Froats moved to approve the minutes as presented

Seconded: CM Citrano seconded the motion

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0.

IV. RESOLUTION 2022-04-07: AR POLAR DISPOSITION

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 FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 5.12 ACRE PARCEL (THE “RETENTION POND PARCEL”) OF CITY-OWNED REAL PROPERTY LOCATED WITHIN THE BOUNDARY OF THE PARCEL DEPICTED ON EXHIBIT A ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#130574-0150, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A RETENTION POND AND LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY TO AR POLAR JACKSONVILLE, LLC (THE “DEVELOPER”) SUBSTANTIALLY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, SUBJECT TO FURTHER REFINEMENT AND APPROVAL BY THE BOARD AT THE NEXT REGULARLY SCHEDULED MEETING FOLLOWING EXPIRATION OF THE THIRTY DAY NOTICE PERIOD; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; 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 TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

DIA CEO Lori Boyer introduced the resolution, stating that it contemplates the disposition of city-owned property in accordance with the negotiated disposition procedure adopted by the DIA. The property is currently developed as a retention pond and is located between Gator Bowl Boulevard and the St. Johns River.

CM Froats asked how close the replacement parcel for the retention pond needs to be to the current site. CEO Boyer responded that it would need to be within 0.5 miles but does not need to be as close to the river – it could be further inland. Among other things, the disposition also contemplates that the City would receive a waterfront parcel within the Northbank CRA for the development of a marine fire station.

Responding to a question from CM Ward, CEO Boyer stated that the appraisal for the various parcels will be presented when the Board takes up the term sheet. She added that DIA's Steve Kelley has calculated various valuation scenarios and that they have been discussed with the developer. If the City were to proceed with this developer, the City would request 1) that developer contribute to the cost of the roadway construction; 2) the City would pay nothing for the value of the riverfront land; 3) the developer would provide the internal land for the retention pond; and 4) the City would have the right to use the land for whatever purpose it saw fit.

CEO Boyer clarified for CM Ward that this resolution is not binding but puts the DIA in a posture to present terms to the Board at a later date; if the Board were to approve the terms, the DIA would proceed with the disposition process. Following the disposition process, the Board would then be able to decide whether to proceed with the developer, select another bid (if any), or retain ownership of the parcel. CM Ward responded that without more information, he cannot determine if the draft terms would be an ideal outcome for the City at this time.

Chairman Barakat suggested that the language in the title indicates that the draft term sheet is for informational purposes and that the references to Exhibit C be removed from the resolution.

CM Citrano asked if the replacement parcel proposed by the developer for the retention pond has been deemed adequate in capacity. CEO Boyer responded that Public Works has confirmed that it would be adequate.

Responding to question from CM Citrano, CEO Boyer spoke to the City's obligation to provide a new waterfront location for the marine fire station due to the redevelopment of Kids Kampus. Adding that, the original location contemplated for the fire station would require significant dredging at a substantial cost to the City.

Responding to a question from Chairman Barakat, CEO Boyer described the road infrastructure surrounding the retention pond.

Motion: CM Citrano moved to approve Resolution 2022-04-07 as amended with the changes proposed by Chairman Barakat

Seconded: CM Ward seconded the motion

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0.

V. RESOLUTION 2022-04-09: 100 E ADAMS STREET FAB-REP

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FOOD AND BEVERAGE RETAIL ENHANCEMENT GRANT (FAB-REP) FOR DOWNTOWN BAR CONCEPT, LLC AND SHOPPES OF LAKESIDE, INC. AS CO-APPLICANTS, A

SIDEWALK ENHANCEMENT GRANT TO DOWNTOWN BAR CONCEPT, LLC AS THE SOLE APPLICANT, AND A FAÇADE GRANT FOR SHOPPES OF LAKESIDE, INC. AS THE SOLE APPLICANT, WITH EACH AWARD TO FACILITATE RENOVATION OF THE PROPERTY LOCATED AT 100 E. ADAMS STREET FOR USE AS HARDWICKS BAR; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE FORGIVABLE LOAN AGREEMENT(S) OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT(S); AND FINDING THAT THE PROPOSED RENOVATION OF 100 EAST ADAMS STREET AND EXTENDING A SIDEWALK CAFÉ GRANT FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK

DIA’s Antonio Posey introduced the resolution, stating that the co-applicants are seeking funding under the Food and Beverage Retail Enhancement Grant (FAB-REP) program to renovate and activate the space located at 100 E Adams Street. The resolution also contemplates funding under the Sidewalk Enhancement Grant program, as well as a Façade Grant. The interior space is anticipated to be a bar and nightclub to be called Hardwick’s Bar.

CM Froats asked if there has been discussion regarding the name being similar to the proposed Ford on Bay development (The Hardwick). CEO Boyer responded that concern did arise among staff but that she anticipates all parties will work together to come to a solution.

Responding to a question from Chairman Barakat, Mr. Posey stated that the renovation includes accordion-style windows. Elias Hionides, of Downtown Bar Concept, LLC, spoke to the building renovations.

Motion: CM Ward moved to approve Resolution 2022-04-09 as presented

Seconded: CM Citrano seconded the motion

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0.

VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

CEO Boyer provided an update on the LaVilla Townhomes project. She stated that due to the industry-wide increase in construction costs, the developer is proposing an increased threshold for shared participation in sale proceeds. Currently, the developer is on track to commence construction in September and the proposed changes to the Redevelopment Agreement (RDA) would not change the ROI. DIA staff expect to bring the proposed changes to the RDA before the Board at the next regular meeting and if approved, would then also need to go through City Council.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

None.

IX. ADJOURNMENT

Seeing no further matters for discussion, Chairman Barakat adjourned the meeting at 3:52 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.