



Downtown Investment Authority
Strategic Implementation Committee Meeting
Friday, June 14th, 2024
2:00 PM

Strategic Implementation Committee Meeting
DRAFT MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Micah Heavener, Chair
Carol Worsham (excused)

Melinda Powers, Esq.
Scott Wohlers

DIA Board Members Participating: Jim Citrano, Board Chair Ex Officio; Sondra Fetner, Esq. (via Zoom)

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, Project Manager; Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Council Members Present: None

I. CALL TO ORDER

The Strategic Implementation Committee Meeting was called to order at 2:02 p.m. by Micah Heavener, Committee Chair. This was followed by introductions.

II. PUBLIC COMMENTS

The following people 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:

Carnell Oliver An Independent DIA and Resources

III. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Citrano declared a voting conflict on 2024-06-14 Rise Doro (later changed to 2024-06-01 Rise Doro) and advised he'd file a Form 8B.

IV. MAY 10TH, 2024, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

Committee Chair Heavener called for a motion on the May 10th, 2024, Strategic Implementation Committee Meeting Minutes.

Motion: Board Chair Citrano moved to approve the meeting minutes.
Second: Committee Member Wohlers seconded the motion.

Committee Chair Heavener called for a vote.

Vote: **Aye: 4** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 4-0-0

V. RESOLUTION 2024-06-12 45 W BAY STREET FACADE GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF DIA STOREFRONT FACADE GRANT AGREEMENT TO 45 BAY STREET, LLC (“APPLICANT OR GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Mr. Allan DeVault explained that the resolution is a façade enhancement grant for the historic building, also designated landmark, located at 45 West Bay Street. It was noted that a certificate of appropriateness will be issued following the enhancement grant. The grant allows up to 50% of the total project budget which is \$138,785 (\$69,392).

Committee Chair Heavener called for a motion on the resolution as presented.

Motion: Committee Member Wohlers moved to approve the resolution.
Seconded: Committee Member Powers seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Board Chair Citrano asked if there would be any disruption to the business during renovations. Mr. DeVault responded not to his knowledge and then described the work that would be done.

Committee Chair Heavener called for a vote on the resolution.

Vote: **Aye: 4** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 4-0-0

VI. RESOLUTION 2024-06-14 RISE DORO

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE NORTHBANK COMBINED COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A MULTIFAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”) BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND JACKSONVILLE PROPERTIES I, LLC (“DEVELOPER”); AND RECOMMENDING CITY COUNCIL APPROVAL OF A EMERGENCY RAPID RESPONSE GRANT, AND A WORKFORCE HOUSING COMPLETION GRANT, FOR THE DEVELOPMENT OF A MIXED-INCOME, MIXED-USE PROPERTY KNOWN AS RISE DORO IN THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

Mr. Steve Kelley explained that the resolution is for the reconstruction of the RISE Doro multifamily housing that was recently destroyed by fire. DIA originally approved a \$5.7 million REV Grant for the development. Due to various changes in the market, the new request includes a \$11,450,000 REV Grant, a \$3,000,000 Completion Grant, and a \$1,000,000 emergency rapid response grant. Using supporting documents, he explained the details of the proposed reconstruction.

Committee Chair Heavener called for a motion and second to on the resolution.

Motion: Board Chair Citrano moved to approve the resolution as presented.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Committee Member Wohlers asked what the cost was for up. Mr. Blaze advised it over \$2 million. Committee Member Wohlers thanked Mr. Blaze for getting the area cleaned up as quickly as possible.

Committee Member Powers asked at what cost would the affordable housing come in as for the people who get that incentive. Mr. Blaze responded that the maximum allowable for a one bedroom is \$2100 and they are about \$300 less than that.

Board Chair Citrano mentioned rising costs from the year 2020 to 2024 and how the developer was able to save the parking structure. He asked if the previous costs were included in the new budget. Mr. Kelley responded that they used the costs that had already been incurred so there was not an upward adjustment to reflect the current price. Board Chair Citrano also asked, if they were starting from ground zero, wouldn't it be the original cost and also additional costs. Mr. Kelley responded that that was a fair assessment. Mr. Blaze added that the 40% inflation number would also apply to the reconstruction.

Board Member Fetner expressed her excitement to see the project. She asked if there was a requirement to communicate with the neighboring business during construction. Mr. Blaze advised that they did start communications with neighboring businesses concerning the soon-coming construction.

Board Chair Citrano asked if the construction time to rebuild the units would be quicker seeing that the parking structure is already completed. Mr. Blaze responded yes and that they don't anticipate anything close to the time it took the original construction took to get to the final stage.

Committee Chair Heavener asked concerning the eligibility numbers for the REV Grant, if the architect fees are included. Mr. Kelley responded that the architect fees are included. Committee Chair Heavener also asked if the same designs were being used. Mr. Blaze responded that they are using the same designs.

Board Chair Citrano asked if there was a scenario in place to get this project processed as quickly as possible. Mr. Kelley responded that the best was to answer that question is to advise that there have been conversations exploring the opportunity to take this project up as an emergency when it gets to Council and that there is interest in getting it started as quickly as possible.

Committee Chair Heavener called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

CEO Boyer mentioned the Special Committee on the Future of Downtown's concerns about the new process to request completion grants and their magnitude compared to other city obligations. She then explained the suggested limitations and their deciding factors, how Strategic Implementation Committee would need to change their process to respond to the recommended limitations, capital project cashflow, staff requests, and other items of discussion.

Board Chair Citrano suggested the Board proactively come up with a scenario or plan to present to City Council for consideration as opposed to waiting on them to provide the Board's marching orders. CEO Boyer agreed that that would be a good discussion for the Strategic Implementation Committee.

Committee Member Wohlers asked if completion grants are needed because development costs have increased significantly. CEO Boyer responded yes, coupled with the fact that rents have not gone up commensurate with the increases cost. Committee Member Wohlers also asked if the Board could recommend a time limit instead of a fixed dollar amount. CEO Boyer responded that they certainly could try that.

After much discussion, Committee Chair Heavener agreed with Board Chair Citrano and suggested having a workshop the 2nd week in July. To which, CEO Boyer also agreed.

VII. ADJOURNMENT

Committee Chair Heavener adjourned the meeting at 2:59 pm.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.

DRAFT