



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 W. Duval Street, Jacksonville, FL. 32202
1st Floor, Lynwood Roberts Room
Wednesday, September 27, 2017 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
Jack Meeks, Vice Chairman
Oliver Barakat, Board Member
Brenna Durden, Board Member
Craig Gibbs, Board Member

Dane Grey, Board Member
Ron Moody, Board Member
Marc Padgett, Board Member
Braxton Gillam, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. August 23, 2017 Community Redevelopment Agency Meeting Minutes*
	B. August 23, 2017 Community Redevelopment Agency Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. August 23, 2017 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2017-09-01 Stormwater Credit Sale*
	C. August 23, 2017 Downtown Investment Authority Meeting Transcript
IV.	COMMITTEE APPOINTMENTS
V.	CHIEF EXECUTIVE OFFICER REPORT
VI.	CHAIRMAN REPORT
VII.	DDRB BRIEFING
VIII.	OLD BUSINESS
IX.	NEW BUSINESS
X.	PUBLIC COMMENTS
XI.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Lynwood Roberts Room, City Hall at St. James
117 W. Duval Street, 1st Floor, Jax. FL. 32202
Wednesday, September 27, 2017- 2:00 p.m.

Community Redevelopment Agency & Downtown Investment Authority Board
MEETING MINUTES

Board Members Present: Jack Meeks, Vice Chair; Oliver Barakat; Brenna Durden; W. Braxton Gillam; Dane Grey; Ron Moody and Marc Padgett

Board Members Absent: Jim Bailey, Chairman & Craig Gibbs

Council Members: None

Mayor's Staff: Dr. Johnny Gaffney

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Operations Manager; Tom Daly, DIA Finance and Compliance Manager; Jim Klement, DIA Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Acting Chairman Meeks convened the meeting at 2:00 p.m.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. AUGUST 23, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE AUGUST 23, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. AUGUST 23, 2017 DOWNTOWN INVESTMENT AUTHORITY REGULAR MINUTES

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER GREY APPROVING THE AUGUST 23, 2017 DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. RESOLUTION 2017-09-01 STORMWATER CREDIT SALE

RESOLUTION 2017-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO ONE AND TWO-TENTHS (1.2) ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDIT TO LOFTS AT LAVILLA ON MONROE, LTD, (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074920 0000 (“PROPERTY); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola provided a summary to the Board and the Members did not have any comments.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2017-09-01 AS APPROVED.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

IV. COMMITTEE APPOINTMENTS

The Chairman appointing the following four (4) special committees.

COMMITTEE: **Strategic Implementation Committee**

MEMBERS: **Ron Moody** – Chair
Brenna Durden
Braxton Gillam

COMMITTEE: **Governance Committee**

MEMBERS: **Craig Gibbs** – Chair
Dane Grey
Marc Padgett

COMMITTEE: **Finance & Budget Committee**

MEMBERS: **Jack Meeks** – Chair
Jim Bailey
Oliver Barakat

COMMITTEE: **Retail Enhancement Committee**

MEMBERS: **Oliver Barakat** – Chair
Jack Meeks
Brenna Durden

**A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER MOODY APPROVING COMMITTEES AS PRESENTED TO THE BOARD.
THE MOTION PASSED UNANIMOUSLY 7-0-0.**

V. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace pointed out that this has been a very good fiscal year.

CEO Wallace reported some of the Fiscal Year '16/'17 accomplishments.

- He reported that they were able to get out another Notice of Disposition this fiscal year, Shipyards and combine it with Metropolitan Park, and went through a 90-day process, and chose Iguana Investments. Board Member Moody sat on that panel with him to choose that company.
- One Call Medical located where Aetna is today was able to fill 50 percent of that office space.
- Southbank Ventures came in to accomplish almost 300 units of residential. An appeal has been filed from DIA to City Council Ordinance 2017-673 and will be heard through the Land Use and Zoning Committee of City Council on Tuesday, November 21, 2017 at 5:00 p.m. in the Council Chambers.
- The Barnett Building and the Trio Project redevelopment agreement have been signed.
- 200 Riverside is working on their financing for those 300 units.
- Home Street approved for 140 units.
- Toss Green a Retail Enhancement Program project is completed.
- JU will be having its ribbon-cutting and tour at SunTrust building of its downtown campus on October 11th between 4pm to 6 pm.
- Brewster's hospital is being moved through the process and will come back before the Board.

CEO Wallace reported some of the upcoming FY '17/'18:

- A continuation of working on the Shipyards and Met Park. He thanked City Council for the funding that was put in the budget for the demolition of the old City Hall as well as the Courthouse. During the upcoming year we may be reviewing a disposition process on those two parcels.
- Contracted with Rummell Munz to do the Development strategy for Lavilla.
- Land Swap with JTA and other upcoming opportunities for the LaVilla neighborhood
- Contracted with a national firm for Riverfront Design Standards

- In contract negotiations with a nationally recognized consultant to undertake a Parking Study

City Council Budget Update:

- \$173K – Historic Preservation Trust Fund
- \$300K – DT Development Fund

Fall J Magazine Edition Topics:

- A. Who owns Downtown
- B. Near Walk Bottom
- C. The Urbanites
- D. Uncovering the Necklace – McCoy's creek
- E. Urban Revival – Cathedral
- F. Float Trips – Water Taxi
- G. Downtown Homelessness
- H. Elbow Boom

CEO Wallace discussed the Cowford Chophouse.

CEO Wallace stated that the DIA started with \$750,000. Tom Daly provided a handout of the DIA Retail Enhancement program funds. A handout was provided to the Board regarding the committed funds and an uncommitted balance of \$52,000.

CEO Wallace stated that there was one particular project (120 East Forsyth Street) that he wanted the board to take action and rescind and move that below the line. The amount of \$100,000 has been hanging around since early 2015.

Vice Chairman Meeks asked for a motion.

John Sawyer stated that there is no contract in place and no one needed to be notified that the Board was contemplating this motion.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER GILLAM TO TAKE THE (REP 2014-004), 120 EAST FORSYTH \$100,000, RESCIND THAT, AND PUT IT IN THE UNCOMMITTED BALANCE CHANGING THE UNCOMMITTED BALANCE FROM \$52,058 TO \$152,058.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

CEO Wallace and Guy Parola have met with the Ferber Company and they are in the process of finalizing their proposal to come back before the Board.

Board Member Gillam stated that it was fortunate of our city to have CEO Wallace heading this development effort for downtown. He is happy to work with the DIA.

Board Member Moody commented that he has not seen this much activity since the mid '80s.

CEO Wallace handed out an article in the J Magazine with regards to our downtown city and convention center.

Mr. Denton was present to address the distribution of the J Magazine.

VI. DDRB BRIEFING

Jim Klement gave a brief overview of the DDRB action and activities. The DDRB met on September 21st and are meeting October 19th at 2:00 p.m. in the Lynwood Roberts Room.

VII. OLD BUSINESS

CEO Wallace provided upcoming meeting dates for October, November and December 2017.

October 18th falls directly in the middle of the Florida Redevelopment Association conference and moving the board meeting to another date may be considered.

VIII. NEW BUSINESS

None

IX. PUBLIC COMMENTS

Dick Jackson thanked Mr. Denton on the excellent publication and shared that his application was approved to reside at the Lofts of Lavilla on the 5th floor.

Tom Dumas, Downtown Dwellers complimented the Board on getting downtown moving and commended Mr. Denton and the Times-Union for the J Magazine. He inquired if the DIA has a position on Berkman Plaza, II.

X. ADJOURNMENT

There being no further business, Vice Chairman Meeks adjourned the CRA / DIA meetings at approximately 2:50 p.m.

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

RESOLUTION 2017-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO ONE AND TWO-TENTHS (1.2) ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDIT TO LOFTS AT LAVILLA ON MONROE, LTD, (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074920 0000 (“PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank Community Redevelopment Area (“CRA”), to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the Department of Public Works and the Florida Department of Environmental Protection have determined that there are approximately 185 acres of surplus Water Quality Compensatory Credits within the St. Johns River Water Management District Permit No. 18269-1; and

WHEREAS, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 3, which calls for DIA and the City to: *Simplify the approval process for downtown development and improve departmental and agency coordination*; and

WHEREAS, through the adoption of Resolution 2017-06-06 the DIA instructed its CEO to effectuate a process whereby the DIA and the City make surplus Water Quality Compensatory Credits available to developers through sale or other conveyance; and

WHEREAS, at the request of DIA legislation was filed through the Mayors Budget Review Committee to effectuate a process for the sale and conveyance of surplus Water Quality Compensatory Credits; and

WHEREAS, Ordinance 2017-0516 was adopted by City Council thereby creating a process for the sale and conveyance of surplus Water Quality Compensatory Credits; and

WHEREAS, the Developer wishes to purchase up to one and two-tenths (1.2) acres of surplus Water Quality Compensatory Credits; and

WHEREAS, the DIA allocated one hundred and ten (110) multi-family units of Phase I development rights from the Northwest Component Area of the Consolidated Downtown Development of Regional Impact through adoption of Resolution 2016-11-01 and Resolution 2017-03-02; and

WHEREAS, through adoption of Resolution 2016-11-01 and Resolution 2017-03-02 the DIA allocated one hundred and ten (110) multi-family units of development rights; and

WHEREAS, the DIA finds that the request furthers North Bank Downtown & Southside CRA Plans Redevelopment Goal Redevelopment Goal No. 2, which states: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle*, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA authorizes the sale by the City of up to one and two-tenths (1.2) acres of Surplus Water Quality Compensatory Credit to Lofts at LaVilla on Monroe, Ltd, for application on Duval County Tax Parcel 074920 0000.

Section 2. The DIA instructs its CEO to take all necessary action to effectuate the purposes of this resolution.

Section 3. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____