

THE MOTION PASSED UNANIMOUSLY 3-0-0

IV. RESOLUTION 2021-04-03: Related (Steve Kelley, Director of Downtown Real Estate and Development)

Chairman Barakat gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley provided an overview of the Resolution which briefly detailed the modifications made to the agreement with Related Group regarding the redevelopment of the River City Brewing Company site. The REV Grant was increased from \$11,902,028 to \$12,996,885. The change stems from cost increases in building materials and design modifications to the multifamily property that came from feedback from DDRB and the public. The following details were included:

- Some of the cost increase stems from substantial cost increases in materials
- Total costs of the development increased by over \$6.5M, from \$76M as underwritten to \$82.5M as underwritten
- Related has elected, at their option, to forego the redevelopment of Dock B at this time
- The structure of the REV Grant did not change

Discussion occurred regarding the increase to the REV Grant and increases in the cost of materials.

Mr. Kelley commented that the design changes were aesthetic in nature and stemmed from feedback received from DDRB, but also includes new courtyards and rooftop lounges for residents.

Discussion occurred concerning the amount of negotiation that took place for this transaction which precipitated the need for nuance changes.

Discussion occurred regarding the ROI. Mr. Kelley noted that there is a typo in the Staff Report; the ROI should state an increase from 1.02 to 1.04.

Seeing no further discussion, Chairman Barakat called for a motion.

Motion: Committee Member Adams moved to approve Resolution 2021-04-03 as presented for recommendation to the Board

Seconded: Committee Member Moody seconded the motion

Chairman Barakat called for a vote.

Vote: Aye: 3 Nay: 0 Abstain: 0

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V. RESOLUTION 2021-04-04: Regions (Steve Kelley, Director of Downtown Real Estate and Development)

Chairman Barakat gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley provided an overview of the Resolution, stating the following:

- No changes in the financial commitment
- Costs associated with HVAC replacement are allowed as matching funds while eligible costs for reimbursement are those transition costs related to the sale of their surface lot to VyStar for construction of the parking lot as approved previously
- The closing date has been changed to May, or as may be modified in the Performance Schedule
- The timeframe has been changed, now allowing for up to two years from the effective date to utilize the Economic Development Grant

CEO Boyer clarified that the Economic Development Grant for Transition Expenses is unique to this circumstance.

Discussion occurred between Committee Member Adams and Chairman Barakat regarding the need to proceed cautiously in the pursuit of this transaction due to precedent where owners ask for these kinds of capital improvement items in buildings that are functional and occupied.

Patrick Krechowski, representing Regions, spoke to the committee concerning Regions planned \$2M in capital investments and their long-term intentions.

Motion: Committee Member Adams moved to approve the Resolution as presented for recommendation to the Board

Seconded: Committee Member Moody seconded the motion

Chairman Barakat called for a vote.

Vote: Aye: 3 Nay: 0 Abstain: 0

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CEO Boyer commented on the recommendations suggested by the Finance and Budget Committee in regard to Unallocated funds in the Northbank budget, and suggested giving thought to small scale programs and events.

Chairman Barakat asked CEO Boyer if she could provide an update on the BID/CRA Plan at the next board meeting. CEO Boyer responded that she would be happy to.

VI. ADJOURNMENT

Chairman Barakat adjourned the meeting at 9:45 a.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.