



Downtown Investment Authority
Hybrid Meeting
Wednesday, September 21, 2022 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members (BM): Carol Worsham, Chair; Jim Citrano, Vice Chair; Oliver Barakat; Todd Froats; Craig Gibbs, Esq.; and Braxton Gillam, Esq.

DIA Board Members Excused: Stephanie Burch, Esq., Secretary and David Ward Esq.

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Xzavier Chisholm, Administrative Assistant; Wanda J. Crowley, Financial Analyst (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development (via Zoom); Susan Kelly, Redevelopment Coordinator (via Zoom) Ina Mezini, Communication and Marketing Specialist; Guy Parola, Operations Manager; and Antonio Posey, Project Manager

Office of General Counsel: John Sawyer, Esq. and Joelle Dillard, Esq. (via Zoom)

I. CALL TO ORDER

Chair Worsham called the CRA Board Meeting to order at 2:00 p.m. The Chair then called for the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

Chair Worsham 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:

- | | |
|---------------|---|
| Nancy Powell | Expressed her support for the adaptive reuse project in LaVilla (525 W Beaver Street) and called for more projects of this type; advocated for a park funding commitment from the American Lions project as well as more public-private partnerships for downtown park maintenance. |
| Stanley Scott | Expressed opposition to developing apartments on the river. |
| John Nooney | Advocated for a resolution from DIA supporting a request of state dollars for artificial reefs. |

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. AUGUST 17, 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Having called for corrections or other edits by her fellow board members and after receiving none, Chair Worsham asked for a motion and second on the item.

Motion: BM Gillam moved to approve the minutes as presented

Seconded: BM Citrano seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. CONSENT AGENDA

Chair Worsham called for any requests from board members to remove any items from the consent agenda for further discussion.

i. RESOLUTION 2022-09-01: IGUANA OFFICE PARCEL DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE FEE SIMPLE DISPOSITION OF A 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY WHICH WAS THE SUBJECT OF RESOLUTION 2022-06-04 AND IS AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND COMPRISING A PORTION OF THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# (A PORTION OF) 130572-0110 (F/K/A 130572-0100), “THE PROPERTY”;
AUTHORIZING THE DISPOSITION OF THE PROPERTY AND ITS REDEVELOPMENT BY IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) ON THE TERMS SET FORTH ON EXHIBIT B;
AUTHORIZING THE AMENDMENT OF THE REDEVELOPMENT AGREEMENT INTO BETWEEN THE CITY, DIA AND THE DEVELOPER DATED NOVEMBER 2021, AND ANCILLARY AGREEMENTS ASSOCIATED THEREWITH ALL IN ACCORDANCE WITH THE TERMS SET FORTH ON EXHIBIT B; 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 NEGOTIATE THE REDEVELOPMENT AGREEMENTS AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION

NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF REDEVELOPMENT AGREEMENTS, A PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Retail Enhancement and Property Disposition (REPD) Committee.

ii. RESOLUTION 2022-09-02: AMERICAN LIONS RIVERFRONT PLAZA

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DISPOSITION AND REDEVELOPMENT OF A CITY-OWNED PROPERTY OF APPROXIMATELY ONE ACRE COMPRISED OF A PORTION OF DUVAL COUNTY TAX PARCELS RE#: 074457-1100 AND 074445-0700 (THE “PROPERTY”) IN ACCORDANCE WITH THE AWARD OF ISP-0362-22 TO AMERICAN LIONS (“DEVELOPER”) AND RESOLUTION 2022-05-02; FINDING THE AMERICAN LIONS PROJECT PROPOSAL ATTACHED HERETO AS EXHIBIT ‘B,’ IN FURTHERANCE OF THE DOWNTOWN NORTHBANK CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A PURCHASE AND SALE AGREEMENT, AND A REDEVELOPMENT AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

Recommended for approval by the REPD Committee.

CEO Boyer spoke to previous discussions of the characterization of the incentive amount, and how it may overstate the overall incentive loan. She then referred to a handout provided to the board that illustrates that all together the loan will cost the City approx. \$2.4M.

iii. RESOLUTION 2022-09-03: MOSH DISPOSITION AMENDED TERMS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) MODIFYING THE TERM SHEET FOR DISPOSITION OF THE PROPERTY PREVIOUSLY APPROVED BY THE DIA PURSUANT TO RESOLUTION 2022-01-03; 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.

Recommended for approval by the REPD Committee.

iv. **RESOLUTION 2022-09-04: 525 W BEAVER STREET DPRP**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 525 W BEAVER ST (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH 525 BEAVER, LLC OR ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Recommended for approval by the Strategic Implementation Committee.

Chair Worsham called for a motion.

Motion: BM Gillam moved to approve the consent agenda as presented

Seconded: BM Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

C. **RESOLUTION 2022-09-05: AMERICAN LIONS ACCESS AGREEMENT**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH AMERICAN LIONS, LLC. (“LICENSEE”), FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS A ONE (1) ACRE PORTION DUVAL COUNTY TAX PARCELS 074457 1100 AND 074445 0700, AS MORE FULLY ILLUSTRATED BY EXHIBIT ‘A’ (“PROPERTY”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it authorizes the CEO to conditionally grant a limited license for access to the riverfront plaza development pad parcel for 6-months to perform environmental and geotechnical testing.

Motion: BM Gibbs moved to approve the resolution as presented

Seconded: BM Gillam seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

D. RESOLUTION 2022-09-06: MOSH ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH THE MUSEUM OF SCIENCE AND HISTORY OF JACKSONVILLE, INC. (“LICENSEE”), FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE WESTERN 6.86 ACRES OF DUVAL COUNTY TAX PARCEL 130571 0000, AS MORE FULLY ILLUSTRATED BY EXHIBIT ‘A’ (“PROPERTY”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it authorizes the CEO to conditionally grant a limited license for access to the 2.5-acre riverfront parcel located on a portion of the site formally known as Kids Kampus for 3-months to perform environmental and geotechnical testing.

Motion: BM Gibbs moved to approve the resolution as presented

Seconded: BM Gillam seconded the motion

CEO Boyer and OGC’s John Sawyer confirmed for BM Barakat that the City can request any information or results gathered from the site by the licensee as result of the site testing.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

E. RESOLUTION 2022-09-07: BEYOND VAN GOGH EVENT CONTRIBUTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TEN THOUSAND DOLLAR (\$10,000) EVENT CONTRIBUTION TO BUILD UP DOWNTOWN TO SUPPORT THE ACTIVATION OF HOGAN STREET FOR THE BEYOND VAN GOGH JACKSONVILLE IMMERSIVE EXPERIENCE; AUTHORIZING THESE FUNDS FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND’S EVENT CONTRIBUTION BUDGET; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it authorizes a monetary contribution to the activation of Hogan Street associated with the Beyond Van Gogh event.

Motion: BM Gillam moved to approve the resolution as presented

Seconded: BM Citrano seconded the motion

BM Froats asking if the fixtures will be permanent or temporary. CEO Boyer responded they will be temporary. Some of the wraps may stay on the columns longer than the event (approx. 2 months), and the lights will be reusable.

BM Gibbs praised the number of tickets that have been sold already, which is 40,000.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 2:23 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.



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DIA Board Members Excused: Stephanie Burch, Esq., Secretary and David Ward Esq.

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Xzavier Chisholm, Administrative Assistant; Wanda J. Crowley, Financial Analyst (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development (via Zoom); Susan Kelly, Redevelopment Coordinator (via Zoom); Ina Mezini, Communication and Marketing Specialist; Guy Parola, Operations Manager; and Antonio Posey, Project Manager

Office of General Counsel: John Sawyer, Esq. and Joelle Dillard, Esq. (via Zoom)

CALL TO ORDER: Chair Worsham called to order the Downtown Investment Authority Board Meeting at 2:23 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. AUGUST 17, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Having called for corrections or other edits by her fellow board members and after receiving none, Chair Worsham asked for a motion and second on the item.

Motion: BM Gillam moved to approve the minutes as presented

Seconded: BM Barakat seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

B. CONSENT AGENDA

None.

C. RESOLUTION 2022-09-08: INVEST DT JAX

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT OR FUNCTIONAL EQUIVALENT WITH DOWNTOWN VISION, INC. FOR THE UPDATE, MAINTENANCE AND HOSTING OF THE INVEST IN DOWNTOWN JACKSONVILLE WEBSITE (WWW.INVESTDTJAX.COM); AUTHORIZING FUNDING IN THE AMOUNT OF EIGHTEEN THOUSAND AND ZERO DOLLARS (\$18,000.00) TO BE PAID TO DOWNTOWN VISION, INC. FOR THESE WEBSITE SERVICES; AUTHORIZING THESE FUNDS PARTIALLY FROM THE GENERAL FUND'S ADVERTISING AND PROMOTION BUDGET AND PARTIALLY FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND'S MARKETING BUDGET; PROVIDING AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it authorizes a monetary contribution for Downtown Vision, Inc. (DVI) for the update, maintenance, and hosting of www.investdtjax.com, which is a tool to recruit investors, developers and lenders to downtown Jacksonville.

D. RESOLUTION 2022-09-09: LIVE DT JAX

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT OR FUNCTIONAL EQUIVALENT WITH DOWNTOWN VISION, INC. FOR THE UPDATE, MAINTENANCE AND HOSTING OF THE LIVE DOWNTOWN JAX WEBSITE (WWW.LIVEDTJAX.COM); AUTHORIZING FUNDING IN THE AMOUNT OF TEN THOUSAND AND ZERO DOLLARS (\$10,000.00) TO BE PAID TO DOWNTOWN VISION, INC. FOR THESE WEBSITE SERVICES; AUTHORIZING THESE FUNDS PARTIALLY FROM THE GENERAL FUND'S ADVERTISING AND PROMOTION BUDGET AND PARTIALLY FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND'S MARKETING BUDGET; PROVIDING AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it authorizes a monetary contribution for DVI for the update, maintenance, and hosting of www.livedtjax.com, which provides a plethora of features aimed at promoting downtown Jacksonville as a vibrant neighborhood to prospective residents.

BM Gillam asked what DIA is doing to increase awareness of these websites. DIA's Ina Mezini responded that they are working with the coding team to ramp up search engine optimization so that the websites are more likely to come up when someone searches something about downtown Jacksonville.

BM Barakat stated for the record that he will be filing a Form 8B for both Resolution 2022-09-08 and Resolution 2022-09-09.

BM Barakat commented that there also needs to be on-the-ground promotion of these websites in the community to help increase awareness.

Motion: BM Gillam moved to approve Resolution 2022-09-08 and Resolution 2022-09-09 as presented

Seconded: BM Gibbs seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2022-09-10: ARTEA STORMWATER CREDITS PURCHASE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SALE OF UP TO 8.24 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO CORNER LOT DEVELOPMENT GROUP OR AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 080104 0000, 080103 0000, 080099 0000, 080101 0000, 080100 0000, 080102 0000 AND 080098 0010 (COLLECTIVELY THE “PROPERTY”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it authorizes the sale of up to 8.24 credit acres of surplus water quality compensatory credits for the Artea multi-family development on the Southbank. There are approximately 850 credits still available.

Motion: BM Gillam moved to approve the resolution as presented

Seconded: BM Gibbs seconded the motion

BM Citrano asked if there is a formula utilized to determine the number of credits a project can receive. DIA’s Guy Parola confirmed that there is a formula, and the 8.24 credit acres for the project is the result of that formula.

BM Barakat asked if there is an expiration date on the credits. Mr. Parola confirmed that the developer has 1 year to effectuate the purpose of the credits, else they are returned to the City.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

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

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. CEO INFORMATIONAL BRIEFING

CEO Boyer reported the following:

- A \$2,500 event sponsorship contribution was made to Scenic Jax for the Great Cities Symposium.
- DIA and OPP budgets were approved by MBRC and are moving to City Council for final approval next week.
- Continued evaluation of mechanisms to address perennially high demand at the Ed Ball and Duval Street garages and excessive vacancy at the Yates and Water Street garages.
- Noel Famy (Public Works Dept.) has requested funds for one-time projects (e.g., clean-ups and bench replacement) through Public Works via a budget request.
- Interviewing for the two new staff positions and discussing additional office space with the administration.
- There was a kickoff meeting with DeZyn for the water activation that will show on the Performing Arts Center building and on Friendship Fountain.
- There was a kickoff meeting with Agency Landscape and Design for the Shipyards West park design.
- Perkins & Will continues to work on the design of Riverfront Plaza. 100 percent designs should be complete by January which means it will likely be bid for construction in February and end in April or May.
- The Hogan Street design (Emerald Trail corridor) is anticipated to be at 90 percent design by December.
- Design of the two-way street conversion of Forsyth and Adams Streets will be complete and a bid package will be out by October. Construction will begin at the first of the year.
- The LaVilla Heritage Trail and Gateways Committee continues to meet and work on the Call to Artists for the logo design for LaVilla.
- DIA's Ina Mezini continues to work on the banners and new downtown banners should be up by November, with more coming online in the Winter.
- Continuing to work with the Jacksonville Historical Society on historic markers. All of the historic buildings will have matching bronze identification markers, and some will have story boards.

- A MOT document has been completed for the riverwalk to establish what portions of the riverwalk will be closed for construction at what point in time.
- Gary Monahan is the new Employee-on-Loan for the Parks Department, a position funded by the duPont fund to work on downtown parks programming.
- The parcel swap for A R Polar continues to be worked on as title issues and onsite physical issues are addressed.
- The Trio (Southeast Development Group) has resubmitted a financial package that staff will be reviewing.
- The USS Orleck has requested a 6-month extension and there is an ongoing discussion with the administration regarding their desire to stay in front of the Hyatt Hotel longer.
- There are two groundbreaking scheduled in the next two weeks – Tribridge Residential at One Riverside and the Johnson Commons Lavilla Townhomes.
- 3 DIA budget bills currently going through City Council to help reconcile various budget amounts.

CEO Boyer and Ms. Mezini presented a slideshow showing illustrations of various downtown projects and their progress.

IX. CHAIRMAN REPORT

None.

X. ADJOURN

ADJOURNMENT: There being no further business, Chair Worsham adjourned the meeting at 2:57 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.