



Downtown Investment Authority
Hybrid Meeting
Wednesday, January 19, 2021 – 2:42 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair (via Zoom); Carol Worsham, Vice Chair (Acting Chair); Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq. (via Zoom); Todd Froats; and David Ward, Esq.

DIA Board Members Excused: Ron Moody

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist; and Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom)

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

CALL TO ORDER: Madam Chair Worsham called to order the Downtown Investment Authority Board Meeting at 2:42 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. DECEMBER 15, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

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

Motion: Board Member Citrano moved to approve the minutes as presented

Seconded: Board Member Gibbs seconded the motion

Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

B. RESOLUTION 2022-01-01: 323 E BAY STREET

A RESOLUTION 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 33 E. BAY STREET (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH 323 E BAY STREET RE, 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 NORTH BANK DOWNTOWN AND SOUTHSIDE 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.

Madam Chair Worsham called on DIA’s Steve Kelley to present the resolution.

Mr. Kelley provided an overview of the resolution, stating that the developer is proposing the redevelopment of a two-story historic property to include – but not limited to – renovations such as window replacement, adding an ADA lift, interior bathroom remodel, and paint, among others. Total Development Costs are estimated at \$4.8M with the City providing no more than \$1.5M (total) in funding through an HPRP Forgivable Loan, a CCR Forgivable Loan, and a DPRP Deferred Principal Loan.

Madam Chair Worsham recognized Mr. Steve Diebenow on behalf of the applicant.

Mr. Diebenow spoke to state of disrepair that the site is currently in.

Board Member Barakat cautioned against bailing out developers who overpay for properties, stating that this is not the intention of the incentives.

Board Member Gibbs brought attention to a scrivener’s error in the fourth line of the resolution which misstates the address as “33 E. Bay Street.”

Mr. Kelley confirmed for Board Member Citrano that the property is within the Elbow which qualifies it for additional incentives.

Board Member Froats spoke to the success of the Downtown Preservation and Revitalization Program since it first being implemented.

DIA Chairman Gillam and Board Member Adams echoed Board Member Barakat’s concern of bailing out developers who overpay for properties.

Madam Chair Worsham called for a motion.

Motion: Board Member Citrano moved to approve Resolution 2022-01-01 as presented

Second: Board Member Gibbs seconded the motion

Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED 6-0-0.

C. RESOLUTION 2022-01-07: ORDINANCE 2021-0821

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING OR ADOPTING WITH AMENDMENTS THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDRB”) RECOMMENDATION REGARDING ORDINANCE 2021-0821, AN ORDINANCE SEEKING TO AMEND CERTAIN PROVISIONS OF SECTION 656.361.4.A (PERSONAL PROPERTY STORAGE) AND SECTION 656.361.5.2 (USES REGULATED BY DISTRICT); PROVIDING A RECOMMENDATION TO CITY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Madam Chair Worsham called for a report.

Mr. Parola provided an overview of the resolution, stating that it would adopt or adopt with amendments the DDRB recommendation regarding Ordinance 2021-0821. The ordinance seeks to permit by exception personal property storage facilities in all Downtown Overlay Districts. Currently, storage facilities are permitted by exception in Brooklyn and LaVilla.

Madam Chair Worsham recognized Mr. Diebenow.

Mr. Diebenow spoke to the growth in multi-family residential in the downtown area which has led to a need for storage facilities. Adding that, he is in favor of DDRB’s recommendations.

Board Member Barakat expressed that he believes it is poor land use and that the surrounding area outside of downtown would be more conducive.

Board Member Gibbs asked if young adults and families have a need for storage facilities. CEO Boyer responded that both would probably need storage, especially those renting studios as well as families, and provided sporting goods as an example of what they may need to have stored. She also added that, Southbank does not permit storage facilities by exception because there are numerous properties nearby that are outside of the boundary and are properly zoned for self-storage.

Mr. Parola confirmed for Board Member Citrano that the ordinance has passed through DDRB and that DDRB would be the hearing body that would grant a special exception. An appeal of that would go to City Council.

Responding to a question from Board Member Froats, Mr. Parola stated that the developer would have to go through a special exception process which includes a public hearing in front of the DDRB.

Board Member Froats suggested that there be a mechanism to allow DDRB to deny a project if they deem it inadequate regardless of if the project meets the criteria. He also suggested restricting how many can be within a vicinity.

Board Member Adams echoed the concerns of Board Member Barakat.

Board Member Barakat asked the board to consider that allowing self-storage will crowd out more desired developments in downtown.

Board Member Citrano spoke to the need for self-storage facilities and cautioned against excluding it because it's not the most aesthetically pleasing product.

CEO Boyer asked Mr. Parola which districts currently allow self-storage facilities by exception. Mr. Parola responded with LaVilla and Brooklyn. CEO Boyer suggested deferring the resolution to address concerns and contemplate additional criteria.

Board Member Ward expressed that the demand for self-storage facilities by residents of downtown can be fulfilled through the development of new facilities or use of existing facilities in adjacent areas that are outside of downtown.

DEFERRED

V. NEW BUSINESS

None.

VI. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- The contract with Perkins & Will for the design of the Riverfront Plaza has been signed.
- The Shipyards West park design RFP closed today.
- The closing for One Riverside is set for February 4th.
- Legislation pending before City Council for the Porter Mansion historic renovation.
 - The Porter Mansion and Federal Reserve building renovations should be complete within 6 months.
- Discussed changes to the Trio design and potential RDA changes.

- Riverfront Plaza development pad criteria is being contemplated. There is potential for a REPD meeting to discuss the NOD terms.
- Mr. Jake Gordon (DVI) is planning the next Jax River Jam Series with a request for programming funds coming to the board soon.

Board Member Citrano reiterated the need for an Org Chart. Madam Chair Worsham added there is also a need for a one-page cheat sheet for all of the incentive programs.

VII. CHAIRMAN REPORT

None.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Madam Chair Worsham adjourned the meeting at 3:40 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.



Downtown Investment Authority
Hybrid Meeting
Wednesday, January 19, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair (via Zoom); Carol Worsham, Vice Chair (Acting Chair); Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq. (via Zoom); Todd Froats; and David Ward, Esq.

DIA Board Members Excused: Ron Moody

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist; and Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom)

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

I. CALL TO ORDER

Madam Chair Worsham called the CRA Board Meeting to order at 2:01 p.m.

II. PUBLIC COMMENTS

Madam 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 support for the MOSH development
John Nooney	Non-motorized boat launch

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. DECEMBER 15, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

Motion: Board Member Citrano moved to approve the minutes as presented

Seconded: Board Member Gibbs seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2022-01-02: FORD ON BAY DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE RECOMMENDATION OF THE RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE SELECTING CARTER (“DEVELOPER”) AS THE MOST RESPONSIVE BIDDER TO NOTICE OF DISPOSITION ISP-0287-22 FOR THE DEVELOPMENT/REDEVELOPMENT OF CITY OWNED RIVERFRONT PROPERTY COMPRISED OF DUVAL COUNTY TAX PARCELS 074443- 0000 (220 EAST BAY STREET) AND 073358-0000 (330 EAST BAY STREET (THE “SOLICITATION”); FINDING THE CARTER PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTH BANK DOWNTOWN CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY (“COURTHOUSE SITE”) IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Board Member and Retail Enhancement and Property Disposition (REPD) Committee Chairman Barakat provided a brief overview of the committee’s discussion, stating that the Carter proposal was well received. Furthermore, there were a number of high-quality proposals but the Carter proposal’s unique design and homage to Jacksonville’s history helped push it to the forefront. There were some initial concerns of financial capability, but these concerns were eased after hearing from CBRE as well as Carter. The committee voted unanimously to select the Carter proposal as their recommendation.

Motion: Recommended for approval out of the REPD Committee with the selection of the Carter proposal as the most responsive bidder

Board Member Barakat added that several board members, including himself, expressed a desire to incorporate a fair combination of aggressive and reasonable milestones due to the site’s importance.

CEO Boyer confirmed for Madam Chair Worsham that approval of the resolution authorizes the CEO to enter negotiations with the developer and allows up to 75 days for an agreement to be reached on a term sheet.

Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. RESOLUTION 2022-01-03: MOSH DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE DISPOSITION BY GROUND LEASE OF A 2.5 ACRE PARCEL (THE “MUSEUM PARCEL”) OF CITY-OWNED REAL PROPERTY LOCATED WITHIN THE BOUNDARY OF THE PARCEL DEPICTED ON EXHIBIT A ATTACHED HERETO (THE “PROPERTY”) AND COMPRISING A PORTION THE LAND GENERALLY KNOWN AS SHIPYARDS EAST LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#130571-000, (“THE PROPERTY”) IN ACCORDANCE WITH THE TERMS ATTACHED HERETO AS EXHIBIT A TO THE MUSEUM OF SCIENCE AND HISTORY (“MOSH”) (THE “DEVELOPER”); 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.

Madam Chair Worsham called for the committee report.

Board Member and REPD Committee Chairman Barakat provided a brief overview of the committee’s discussion, stating that a desire was expressed to see a site plan that indicates how the development will interface with Bay Street as well as the riverfront. MOSH addressed surface parking concerns by removing the bus surface parking lot and incorporating a drop-off area. The committee approved the resolution for recommendation to the board unanimously.

Motion: Recommended for approval out of the REPD Committee

CEO Boyer noted the following amendments that were approved at the REPD Committee meeting:

- 1) A scrivener’s error identifying the resolution as 2022-01-03 as opposed to 2022-01-031
- 2) Added language in Exhibit A to the box titled “The Project” that acknowledges the minimum capital investment of \$70M so that it is consistent with the Staff Report
- 3) Changed the language of the first sentence in the box titled “Ground Lease Terms” so that it syncs with the completion date

Board Member Citrano urged MOSH to use best efforts to incorporate the 100 ft setback so that the park does not end up isolated.

Board Member Froats acknowledged that the funding raising will be a heavy lift and urged the City to get behind MOSH and support their efforts.

Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

D. RESOLUTION 2022-01-04: VISTA BROOKLYN EXTENSION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TWO (2) MONTH EXTENSION AS AUTHORIZED IN ORDINANCE 2021-311-E, AS ENACTED BY THE CITY OF JACKSONVILLE CITY COUNCIL JUNE 22, 2021, OF THE COMPLETION DATE CONTAINED IN THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT (“AMENDMENT”) BETWEEN THE CITY OF JACKSONVILLE (“CITY”) AND HP-BDG 200 RIVERSIDE, LLC, OR AN AFFILIATED COMPANY MANAGED BY HP- BDG 200 RIVERSIDE, LLC (“COMPANY”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Madam Chair Worsham called upon DIA’s Steve Kelley to present the resolution.

Mr. Kelley provided an overview of the resolution, stating that the developer is working through some final issues related to ADA parking within the structured parking garage. The resolution would extend the completion date to March 31st.

Madam Chair Worsham called for a motion.

Motion: Board Member Froats moved to approve Resolution 2022-01-04 as presented

Second: Board Member Ward seconded the motion

Seeing no further discussion, Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

E. RESOLUTION 2022-01-05: LOT J ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH

IGUANA INVESTMENTS FLORIDA, LLC, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS “LOT J” AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130572 0150 (“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 COUNCIL 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.

Madam Chair Worsham called for a report on the resolution.

DIA’s Guy Parola provided an overview of the resolution, stating that Iguana (or an affiliated entity) is seeking to perform due diligence on the site. The resolution allows temporary access for Iguana to conduct further environmental and geotechnical due diligence activities.

Mr. Parola responding to question, confirmed that the site must be returned to its original state and any information gathered from the site must be shared with the City.

Motion omitted due to a procedural error.

Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

F. RESOLUTION 2021-01-06: KIDS KAMPUS ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH IGUANA INVESTMENTS FLORIDA, LLC, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS “KIDS KAMPUS” AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130572 0100 (“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 COUNCIL 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.

Madam Chair Worsham called for a report on the resolution.

DIA’s Guy Parola provided an overview of the resolution, stating that Iguana is seeking an access agreement to perform asbestos surveys on three existing structures within in the site, as well as environmental, geotechnical, and other invasive due diligence activities in advance of redevelopment of the property.

Madam Chair Worsham called for a motion.

Motion: Board Member Froats moved to approve Resolution 2022-01-06 as presented

Second: Board Member Gibbs seconded the motion

Seeing no further discussion, Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

G. RESOLUTION 2022-01-08: HATFIELD & HATFIELD FAÇADE GRANT AGREEMENT EXTENSION *WALK-ON*

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING AN EXTENSION OF THE COMPLETION DATE FOR THAT PROJECT KNOWN AS THE “HATFIELD & HATFIELD STOREFRONT FAÇADE GRANT” FOR ONE, FORTY-FIVE (45) DAY PERIOD; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

CEO Boyer asked OGC’s John Sawyer to opine on whether the resolution can be taken up.

Mr. Sawyer confirmed that the board can take up the resolution.

Mr. Sawyer added that since the item was not on the agenda, a public comment portion is required.

Madam Chair Worsham opened the floor for public comment.

Seeing none, Madam Chair Worsham called for a motion.

Motion: Board Member Citrano moved to approve Resolution 2022-01-08 as presented

Second: Board Member Gibbs seconded the motion

Seeing no further discussion, Madam Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 2:42 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.