

Downtown Investment Authority
AGENDA
City Hall at St. James, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor
Wednesday, December 16, 2015 - 2:00 PM

MEMBERS:

James Bailey, Chairman
 Jack Meeks, Vice Chairman
 Oliver Barakat, Board Member
 Robert Clements, Board Member

Craig Gibbs, Board Member
 Doris Goldstein, Board Member
 Kay Harper-Williams, Board Member
 Marc Padgett, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	PRESENTATIONS
III.	ACTION ITEMS – Chairman Bailey (<i>Requires DIA Action and/or Approval</i>)
	A. Approval of October 28, 2015 DIA Board of Directors Regular Meeting Minutes B. November 18, 2015 DIA Board of Directors Regular Meeting Minutes C. Resolution 2015-11-03 100 N Laura Street D. Resolution 2015-12-01 Memorandum of Understanding Between DIA and JTA E. Resolution 2015-12-02 Memorandum of Understanding Between DIA and ULI F. Resolution 2015-12-03 Sponsorship for 2016 One Spark G. <u>Resolution 2015-12-04 Recognizing Ms. Doris Sussman Goldstein for her Service</u>
IV.	CHIEF EXECUTIVE OFFICER REPORT – Aundra Wallace
V.	DDRB BRIEFING – Jim Klement
VI.	OLD BUSINESS – Chairman Bailey
VII.	NEW BUSINESS – Chairman Bailey
VIII.	PUBLIC COMMENTS – Chairman Bailey
IX.	ADJOURNMENT – Chairman Bailey
	<i>Next Scheduled Meeting: TBD</i>

REVISED



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room
Wednesday, December 16, 2015 - 2:00 p.m.

DIA Regular
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat, Doris Goldstein Kay Harper Williams, and Marc Padgett

Board Members Absent: Craig Gibbs and Robert Clements

Council Member: Council President Greg Anderson

Mayor's Staff: Dr. Johnny Gaffney, Office of the Mayor Boards and Commissions Liaison

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; Jim Klement, DIA Development Coordinator; and Karen Underwood, DIA Executive Assistant

Attendees: Eddie Farah, Farah & Farah, Personal Injury Attorney; Carolyn Clark, ULI North Florida Jacksonville District Council Director; and Elton Rivas, One Spark

Office of General Counsel: John Sawyer

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:00 p.m.

Chairman Bailey provided an update from the Laura Street Trio project. He read a letter from Steve Atkins into the record.

II. ACTION ITEMS

A. Approval of the October 28, 2015 Board Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER MEEKS. THE MOTION PASSED UNANIMOUSLY 6-0

B. Approval of the November 18, 2015 Board Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER BARAKAT. THE MOTION PASSED UNANIMOUSLY 6-0.

C. Resolution 2015-11-03: 100 N. Laura Street

CEO Wallace provided an overview of Resolution 2015-11-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND 100 N. LAURA ST, LLC; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE LOAN AGREEMENT; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN ("BID PLAN"); AND PROVIDING AN EFFECTIVE DATE.

Comments from the Board

- Situation could be handled in the private sector without DIA involvement.
- The Farah's have always been there and always will be.
- Safe and secure loan.
- The project improves the quality of life and does not foresee any risks.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER PADGETT FOR DISCUSSION.

Public Comment

Carnell Oliver commented that it would be beneficial for those funding's to go into the Downtown Core.

Eddie Farah provided a brief summary of information and the history of the building.

CEO Wallace provided his input regarding the project. Mr. Farah commented that every year during the Jazz Festival, they relocate their 100 employee's parking spaces for a week; to provide the City their parking lot.

President Greg Anderson inquired about the work on the interior. Chuck Farah reported the construction process.

Matthew Clark was present to answer any questions regarding the restaurant retail.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2015-11-03. THE MOTION PASSED 3-2 (MEEKS AND WILLIAMS) - 1 (BARAKAT).

D. RESOLUTION 2015-12-01 Memorandum of Understanding between DIA and JTA

CEO Wallace provided an overview of Resolution 2015-12-01.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") SUPPORTING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING

WITH JTA FOR THE PURPOSES OF JOINTLY PARTICIPATING IN THE DEVELOPMENT OF A LAVILLA NEIGHBORHOOD MASTER PLAN; IDENTIFYING THE COSTS OF CONSULTING SERVICES TO BE THE RESPONSIBILITY OF JTA; IDENTIFYING THE COSTS OF CONSULTING SERVICES TO BE THE RESPONSIBILITY OF DIA; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace stated that the amount was approved in Resolution 2015-09-05 at the September 30, 2015 Board Meeting.

The Board did not have any comments.

There were no comments from the public.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2015-12-01. THE MOTION PASSED UNANIMOUSLY 6-0

E. Resolution 2015-12-02: Memorandum of Understanding between DIA and ULI

CEO Wallace provided an overview of Resolution 2015-12-02.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING/TECHNICAL ASSISTANCE PROGRAM AGREEMENT WITH THE URBAN LAND INSTITUTE ON BEHALF OF THE URBAN LAND INSTITUTE NORTH FLORIDA (“ULI”) FOR UTILIZATION OF ULI’S TECHNICAL ASSISTANCE PANEL (“TAP”) FOR THE ANALYSIS OF CERTAIN CONTIGUOUS PROPERTIES LOCATED ON THE SOUTHBANK (“SITE”); AUTHORIZING THE EXPENDITURE OF \$15,000 PLUS EXPENSES TO ULI; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING/TECHNICAL ASSISTANCE PROGRAM AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Carolyn Clark, ULI North Florida District Council, Director explained the process of the program, mission, process and answered questions.

Council President Anderson stated that this is an exciting opportunity for the Board to vision that part of downtown.

Ms. Clark noted when she met with Aundra and Guy; they proposed having the two (2) day meeting during the end of March. The final report will be completed within 6 six weeks. The scope of work will determine what will be accomplished during those two (2) days.

Council President Anderson stated the more DIA could get involved in this, the better off we will become. Chairman Bailey proposed having a charrette workshop to engage the public. He recognized and introduced Rafael Caldera, DDRB Chairman and proposed for him to be included and involved to assist the DIA. CEO Wallace reported that they have been in conversations with Southbank Stakeholders as well.

Board Member Barakat wanted to make sure the existing leases on the property and any financial hurdles associated with those leases be an essential consideration of the group's proposal.

There were no comments from the public.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2015-12-02. THE MOTION PASSED UNANIMOUSLY 6-0.

F. RESOLUTION 2015-12-03: Sponsorship for 2016 One Spark

CEO Wallace provided an overview of Resolution 2015-12-03.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ALLOCATING \$25,000 IN SPONSORSHIP GRANT PROCEEDS TO SUPPORT ONE SPARK; PROVIDING FOR AN EFFECTIVE DATE.

Elton Rivas, One Spark was present and stated that the One Spark event will be held April 7th – April 9th, 2016. He mentioned that this year there will be a jury selection process for the creators and it will be showcased in six (6) different districts.

Chairman Bailey insisted that DIA to be prominent in those districts for this promotion. Mr. Rivas estimated about fifty to seventy-five thousand attendees per day.

The Board discussed various issues.

Board Member Barakat suggested a consistent methodology be used for any future events. CEO Wallace stated the staff will develop sponsorship guidelines. Council President Anderson concurred.

Chairman Bailey called for comments from the public and noted that no requests to speak were received.

A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2015-12-03. THE MOTION PASSED UNANIMOUSLY 6-0.

G. Resolution 2015-12-04: Board Member Doris Goldstein

Chairman Bailey read Resolution 2015-12-04.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY COMMENDING AND RECOGNIZING THE CONTRIBUTIONS OF MS. DORIS SUSSMAN GOLDSTEIN TO THE DOWNTOWN INVESTMENT AUTHORITY AND FOR HER DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND DEVELOPMENT OF DOWNTOWN JACKSONVILLE AS A BOARD MEMBER OF THE DOWNTOWN INVESTMENT AUTHORITY.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2015-12-04.

THE MOTION PASSED UNANIMOUSLY 6-0.

III. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace provided a brief overview of the 2015 accomplishments.

CEO Wallace stated that he will follow-up with the Planning Department to provide an update regarding the Historic Designation for downtown.

A DDRB Update will be provided after Brenna Durden and Ron Moody's legislation is approved in City Council.

Vice Chairman Meeks advised the Board to do a more suitable job of providing an appropriate policy direction of how to use the DIA resources by a committee. Chairman Bailey noted that once the two appointees legislation is approved by City Council would strengthen the issue. He mentioned that a workshop will be provided by the Office of General Counsel on January 29th at 10:00 a.m.; to educate the Board about the powers and responsibilities of the DIA and DDRB.

IV. DDRB BRIEFING

Jim Klement provided the DDRB update. The next DDRB meeting will be held at 2:00 p.m., December 17th.

V. OLD BUSINESS

Board Member Goldstein updated the Board regarding the Opportunity to Redevelop the Landing.

Council President Anderson commented that the organization is very proud of Board Member Goldstein's work by engaging the community and stakeholders in a way that it has not been done before. It is wonderful vision and he is in hopes of seeing the progress of the Landing for the future.

Chairman Bailey recommended staff to reach to every Board Member between 7-10 days prior the meeting to bring them up to speed regarding items on the agenda.

VI. NEW BUSINESS

None

VII. PUBLIC COMMENTS

Carnell Oliver commented about an RFP for a mixed-use project for the Lavilla area and provided well wishes to Board Member Goldstein.

Dr. Johnny Gaffney thanked Board Member Goldstein for her dedication to the DIA. He highly commended the Board on the thorough work that was being done. The Administration wishes everyone Happy Holidays.

ADJOURNMENT

There being no further business, Chair Meeks adjourned the meeting at approximately 5:15 p.m.

The next DIA meeting is scheduled for Wednesday, January 27, 2016 at 2:00 p.m.

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

RESOLUTION 2015-12-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH JTA FOR THE PURPOSES OF JOINTLY PARTICIPATING IN THE DEVELOPMENT OF A LAVILLA NEIGHBORHOOD MASTER PLAN; IDENTIFYING THE COSTS OF CONSULTING SERVICES TO BE THE RESPONSIBILITY OF JTA; IDENTIFYING THE COSTS OF CONSULTING SERVICES TO BE THE RESPONSIBILITY OF DIA; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic downtown; and

WHEREAS, the LaVilla neighborhood is located within Downtown Jacksonville and within the boundaries of the BID, inclusive of the CRA Plans for Downtown Jacksonville; and

WHEREAS, the City owns large amounts of the vacant lands that were created by the razing of structures in 1993; and

WHEREAS, the DIA via Resolution 2015-09-05 approved a Scope of Services relating to the development of a LaVilla Neighborhood Master Plan; and

WHEREAS, as part of the abovereferenced Scope of Services there are elements specifically relating to transportation; and

WHEREAS, JTA desires to pay for those particular services within the Scope of Services that relate to transportation; and

WHEREAS, DIA desires to pay for those particular services within the Scope of Services that do not relate to transportation, now therefore

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The Parties shall split the costs of the Consultant with the DIA being responsible for all costs, expenses and liabilities arising out of the Land Use and Transportation Planning Consulting Agreement that relates to land use, and the JTA being responsible for all costs, expenses and liabilities arising out of the Land Use and Transportation Planning Consulting Agreement that relates to transportation. The Parties will mutually agree in writing as to which Consultant costs, expenses and liabilities each will be responsible for before the procurement for the Consultant.

Section 3. The DIA authorizes the Chief Executive Officer to execute a Memorandum of Understanding/Technical Assistance Program Agreement and otherwise take all necessary actions to that end.

Section 4. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

RESOLUTION 2015-12-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING/TECHNICAL ASSISTANCE PROGRAM AGREEMENT WITH THE URBAN LAND INSTITUTE ON BEHALF OF THE URBAN LAND INSTITUTE NORTH FLORIDA (“ULI”) FOR UTILIZATION OF ULI’S TECHNICAL ASSISTANCE PANEL (“TAP”) FOR THE ANALYSIS OF CERTAIN CONTIGUOUS PROPERTIES LOCATED ON THE SOUTHBANK (“SITE”); AUTHORIZING THE EXPENDITURE OF \$15,000 PLUS EXPENSES TO ULI; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING/TECHNICAL ASSISTANCE PROGRAM AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic downtown; and

WHEREAS, DIA has identified the Site, as more fully identified by Exhibit ‘A’ attached hereto, as important to the continued revitalization efforts within downtown; and

WHEREAS, the riverfront Site is currently a mixture of surface parking, public space, Friendship Fountain, the Museum of Science and History (“M.O.S.H.”), a restaurant, and a marina; and

WHEREAS, DIA wishes to engage a team of real estate and land planning professionals for the purposes analyzing the Site’s potential; and

WHEREAS, ULI’s TAP program is a unique opportunity for a multidisciplinary team of real estate and land planning professionals to tour the Site, interview local stakeholders, and develop recommendations for the Site, now therefore

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA authorizes the expenditure of \$15,000 plus expenses to ULI for TAP program services.

Section 3. The DIA authorizes the Chief Executive Officer to execute a Memorandum of Understanding/Technical Assistance Program Agreement and otherwise take all necessary actions to that end.

Section 4. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

Exhibit A is not ADA-compliant but is available upon request via the DIA contact form or a public records request. We appreciate your patience.

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit [MyJax](#) or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.

RESOLUTION 2015-12-03

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY
ALLOCATING \$25,000 IN SPONSORSHIP GRANT PROCEEDS TO
SUPPORT ONE SPARK; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic downtown; and

WHEREAS, DIA and the City have provided financial support to One Spark in 2013, 2014 and 2015; and

WHEREAS, the DIA has \$35,000 appropriated within its 2015/2016 budget for sponsorships, now therefore

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The Chief Executive Officer is hereby authorized to execute a sponsorship agreement or its functional equivalent and otherwise take all necessary actions in connection therewith for the expenditure of a \$25,000 sponsorship grant to One Spark, Inc., for the 2016 One Spark event.

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

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

RESOLUTION 2015-12-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY COMMENDING AND RECOGNIZING THE CONTRIBUTIONS OF MS. DORIS SUSSMAN GOLDSTEIN TO THE DOWNTOWN INVESTMENT AUTHORITY AND FOR HER DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND DEVELOPMENT OF DOWNTOWN JACKSONVILLE AS A BOARD MEMBER OF THE DOWNTOWN INVESTMENT AUTHORITY.

WHEREAS, Ms. Goldstein was appointed to the DIA by the City Council of Jacksonville in 2014 through the adoption of Resolution 2014-04-14; and

WHEREAS, Ms. Goldstein tirelessly served in various DIA committees and projects; and

WHEREAS, Ms. Goldstein’s professional legal and land planning experience were invaluable in developing and adopting DIA’s inaugural Board Business Investment and Development Plan (“**BID**”) and North Bank Downtown and Southside Community Redevelopment Area (“**CRA**”) Plan Committees was instrumental in the creation and adoption of Downtown’s first **BID**, including updating of the North Bank Downtown and Southside **CRA** Plans; and

WHEREAS, Ms. Goldstein’s provided leadership and direction in DIA’s efforts for master planning the redevelopment of the Jacksonville Landing, now therefore

BE IT RESOLVED: by the Downtown Investment Authority:

Section 1. The Downtown Investment Authority recognizes and commends Ms. Goldstein for her dedicated service to the DIA and for her overall contributions to the revitalization and development of Downtown Jacksonville.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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