



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 West Duval Street, 3rd Floor, Conf Rm. C
Jacksonville, Florida 32202
Friday, April 12, 2019 – 2:30 P.M.

MEMBERS:

James Bailey, Chairman
Craig Gibbs, Esq. Vice Chairman
Ron Moody, Secretary
Oliver Barakat, Board Member
Carol Worsham, Board Member

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member
Braxton Gillam, Esq. Board Member

I.	CALL TO ORDER
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. Resolution 2019-04-01: Disposition of Property
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	<i>No Action Items</i>
IV.	CHIEF EXECUTIVE OFFICER REPORT
V.	CHAIRMAN REPORT
VI.	DDRB BRIEFING
VII.	OLD BUSINESS
VIII.	NEW BUSINESS
IX.	PUBLIC COMMENTS
X.	ADJOURN

* Indicates action item



Downtown Investment Authority
City Hall at St. James Building,
117 West Duval Street, Third Floor, Conference Room C
Jacksonville, FL. 32202
Friday, April 12, 2019 – 2:30 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: James Bailey, Chairman; Craig Gibbs, Esq., Vice Chairman; Oliver Barakat; Todd Froats; Dane Grey; and Ron Moody;

Board Members Absent: Braxton Gillam, Esq., Marc Padgett and Carol Worsham

Council Members: None

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:30 p.m.

I. CALL TO ORDER

Chairman Bailey called the DIA meeting to order at 2:30 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. RESOLUTION 2019-04-01: DISPOSITION OF PROPERTY

RESOLUTION 2019-04-01

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AND REVIEW BOARD RECOMMENDING TO CITY COUNCIL THAT THEY ADOPT ORDINANCES 2019-0195 AND 2019-0196; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE CITY OF JACKSONVILLE 2030 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola brought forth Resolution 2019-04-01.

Steve Diebenow was present on behalf of the party that made the unsolicited offer and the JEA team.

Alan Howard, former Chairman of the JEA Board to urge the DIA to act on the proposal to publish notice, and accept the unsolicited bid for Ryan Companies.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2019-04-01.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

There being no further business, Chairman Bailey adjourned the DIA special meeting at approximately 2:39 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) 255-5302, or by email at karenu@coj.net.

RESOLUTION 2019-04-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAYS NOTICE OF SOLICITATION FOR THE DISPOSITION OF AN APPROXIMATELY 1.52 ACRE PARCEL OF CITY-OWNED REAL PROPERTY GENERALLY DESCRIBED AS BEING BOUNDED TO THE NORTH BY MONROE STREET, TO THE SOUTH BY ADAMS STREET, TO THE EAST BY JULIA STREET, AND TO THE WEST BY PEARL STREET, HAVING A DUVAL COUNTY TAX PARCEL NUMBER OF 073794 0100 (“SITE”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns an approximately 1.52-acre parcel of undeveloped real property identified by Duval County Tax Parcel Number 073794 0100 (“Site”); and

WHEREAS, the DIA received an unsolicited offer to purchase the Site from Ryan Companies, the general terms of which are attached hereto as Exhibit “A”; and

WHEREAS, Ryan Companies included the Site in their proposal bid for the construction of a new JEA headquarters; and

WHEREAS, JEA is proceeding with the bid submitted by Ryan Companies for the development of its new headquarters; and

WHEREAS, the Site is located within the North Bank Downtown Community Redevelopment Area (“North Bank CRA”); and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-560-E; and

WHEREAS, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, Section 122.434(a), Jacksonville Code of Ordinances, and Section 122.434(b), Jacksonville Code of Ordinances, will be issued, 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 instructs its Chief Executive Officer take all necessary action necessary to effectuate the Solicitation for disposition of the Site.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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