



Downtown Investment Authority
Hybrid Meeting
Wednesday, March 16, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

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

DIA Board Members Excused: David Ward, Esq.

Mayor's Staff: None

Council Members: None

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

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:00 p.m.

II. PUBLIC COMMENTS

Chairman Gillam 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:

Carnell Oliver	Advocated for affordable housing and equitable economic outcomes for minorities. Urged the DIA and CEO Boyer to advocate for the repeal of the Faircloth Amendment
Bruce Fouraker	Advocated for a convention center at the Ford on Bay property. Expressed support for the Furchgott's building redevelopment project.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. FEBRUARY 23 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

Motion: BM Moody moved to approve the minutes as presented

Seconded: BM Member Worsham seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2022-03-01: 323 E BAY STREET FAB-REP

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE LOAN TO 323 E BAY STREET LLC AND 323 E BAY STREET RE LLC (“GRANTEES”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

DIA’s Steve Kelley introduced the resolution, stating that the applicant seeks a Food and Beverage – Retail Enhancement Program (FAB-REP) Retail Enhancement Grant for a proposed two-story live music venue located on Bay Street. The venue will also feature a rooftop bar and a basement.

Motion: Recommended for approval out of the REPD Committee

BM Barakat asked what is the total percentage of costs being covered by DIA incentives (including both the DPRP and FAB-REP funding). Mr. Kelley responded that it is less than 50 percent, and estimates it to be closer to 40 percent, if not slightly below.

Responding to a question from BM Barakat, Mr. Kelley stated that he has not received any comments from Churchwell Lofts at East Bay Condominium Association regarding the project. Adding that, there is a building between the venue and Churchwell Lofts so the two do not share a wall. BM Barakat urged the Board to be cautious about the impact the loud music could have on the quality of life of nearby residents.

BM Worsham commented that the concerts will be inside and not on the rooftop.

BM Citrano reiterated the sentiments expressed at the REPD Committee meeting and expressed his support for the project.

BM Gibbs urged for caution regarding the loud music and the potential impact on nearby residents.

Steve Diebenow, on behalf of the developer, stated that his client is in agreement with the prohibition of amplified music after 10:00 PM and reiterated that the venue must also be in compliance with the noise ordinance requirements at all times.

BM Froats commented that the venue will be great for the area.

Chairman Gillam asked what the total cost of the project is. Mr. Diebenow responded that total construction costs are \$2.7M, builder's risk insurance is \$700,000, the building cost \$1.4M, \$750,000 for a liquor license, which comes out to approximately \$5.7M.

Responding to a question from BM Gibbs regarding the venue's name, "Decca," Mr. Diebenow commented that there doesn't appear to be a concern for copy right infringement but added that the developer is willing to change the name if an issue presents itself. There is no affiliation between the developer and Decca Records.

Mr. Kelley confirmed that the interior space for the live music venue is 10,000 sq ft while the roof top is approximately 2,800 sq ft.

Chairman Gillam commented that this is an expensive project and may not be economically feasible without the DIA's ability to provide financial incentives. He further echoed the support expressed by the other Board Members.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2022-03-02: THE HARDWICK TERM SHEET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") EXTENDING THE TIME FOR NEGOTIATION OF A TERM SHEET WITH CARTER ("DEVELOPER") AUTHORIZED PURSUANT TO RESOLUTION 2022-01-02 THROUGH MAY 18, 2022; AUTHORIZING THE CEO OF THE DIA TO CONTINUE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD IN MAY A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY ("COURTHOUSE SITE") IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER; AUTHORIZING THE RELEASE OF ALL PERFORMANCE BONDS PROVIDED BY OTHER BIDDERS ON ISP-0287-22; AND OTHERWISE AUTHORIZING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it seeks to extend the time for negotiation of a term sheet with Carter until May 18th, 2022.

Motion: Recommended for approval out of the REPD Committee

BM Worsham reiterated the REPD Committee’s unanimous support for the resolution.

No further comments were offered from the Board.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RESOLUTION 2022-03-07: HONEYZ SIDEWALK ENHANCEMENT GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE SIDEWALK ENHANCEMENT LOAN TO HONEYZ PLATES INC. (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED SIDEWALK CAFÉ FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

DIA’s Antonio Posey presented the resolution, stating that the applicant is seeking funding through a Retail Enhancement Program Forgivable Sidewalk Enhancement Loan. They are proposing to add two café tables, four chairs, and a heating lamp to the sidewalk in front of their existing location at 47 W Adams St. The property is located within the Hogan Street and Laura Street defined district of the Targeted Retail Activation: Food and Beverage Establishments Program (FAB-REP). Staff is recommending approval.

Motion: BM Worsham moved to approve Resolution 2022-03-07

Second: BM Moody seconded the motion

BM Froats asked if this request falls under the new program where it passes simply for meeting the requirements. Mr. Kelley responded that it meets all requirements. BM Froats then asked if this can be approved by staff without having to come to the Board for approval. CEO Boyer spoke to the idea of a consent agenda, adding that staff does not have the authority to grant incentives regardless of the amount. Though, the Board has given staff the authority to provide sponsorships up to \$2,500. Chairman Gillam and BM Barakat expressed their support for a consent agenda.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

E. RESOLUTION 2022-03-08: NORTHBANK TID BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S RECOMMENDING THE APPROPRIATION OF THE PROCEEDS RECEIVED FROM THE SALE OF THE FORSYTH AND MAIN LOT TO THE TWO WAY STREET CONVERSION OF FORSYTH AND ADAMAS PROJECT AS CONTEMPLATED BY THE BOARD IN 2020; ADOPTING AN FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it seeks to authorize the transfer of the revenue of the sale of the Forsyth and Main parking lot to the two-way street conversion project for Forsyth and Adams. It was previously contemplated that the funds from the sale of the new JEA property as well as the parking lot sale would be used for the construction of the two-way street conversion. The design is expected to be complete by June with construction commencing this summer.

Motion: Recommended for approval out of the Strategic Implementation Committee

BM Froats asked where the DIA stands on the fund balance. CEO Boyer responded that she believes there is approximately \$7M after design. Adding that, they have requested that a simple version and more comprehensive version for the purposes of knowing what can be implemented based on the construction costs.

BM Gibbs brought attention to a typo in the 6th line of the short title [“Adamas”].

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

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.



Downtown Investment Authority
Hybrid Meeting
Wednesday, March 16, 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.; Todd Froats; and Ron Moody

DIA Board Members Excused: David Ward, Esq.

Mayor’s Staff: None

Council Members: None

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

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 2:42 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. FEBRUARY 23, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

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

Motion: BM Moody moved to approve the minutes as presented

Seconded: BM Worsham seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2022-03-03: DIA STAFFING

A RESOLUTION A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) URGING THE MAYOR AND CITY COUNCIL TO

SUPPORT AN INCREASE IN STAFFING OF THE DOWNTOWN INVESTMENT AUTHORITY WITH THE ADDITION OF AT LEAST 6 ADDITIONAL POSITIONS; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO PURSUE LEGISLATION AND/OR SUBMIT BUDGET REQUESTS NECESSARY TO EFFECTUATE THIS DIRECTION; RECOGNIZING THE URGENCY OF THE REAL ESTATE MARKET CYCLE AND THE CURRENT OPPORTUNITIES FOR REDEVELOPEMENT THAT CANNOT BE ADEQUATELY ADDRESSED BY CURRENT STAFF DESPITE THEIR COMMITMENT OF TIME WELL BEYOND JOB REQUIREMENTS; AUTHORIZING 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 would provide the DIA with permission to move forward with legislation that would add up to six additional staff to the DIA with the intention of increasing organizational bandwidth in order to keep pace with market demands and to effectively implement programs and manage projects. She spoke to an organizational chart provided to Board Members that describes the various positions the DIA has prioritized, noting that the Downtown Capital Projects and Maintenance Coordinator position has been removed – at least for the time being – since the City’s Public Works Department has hired a new staff member that will serve a similar role. Due to the MPS legislation that City Council recently approved, the DIA will see an annual cost savings of at least \$2M and is therefore able to completely fund the additional positions through the CRA and have additional funding leftover. The highest priority position is the Parking Manager.

Motion: Recommended for approval out of the Strategic Implementation Committee

BM Froats, Gibbs, and Worsham expressed their support, noting that the positions are necessary to keep projects from being held up and to prevent staff from becoming overworked.

Responding to a question from BM Worsham, CEO Boyer stated that City Council will need to authorize the DIA to take on additional staff.

BM Barakat spoke to the importance of the Downtown Capital Projects and Maintenance Coordinator position and would like this role to be monitored and emphasized whether it is filled by Public Works or the DIA.

Chairman Gillam expressed support for the project and reiterated the importance of downtown capital projects and maintenance.

CEO Boyer agreed to keep the Board informed of when the legislation will be before City Council.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2022-03-04: MAYO CLINIC PARKING AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING CITY COUNCIL APPROVAL OF A PARKING AGREEMENT BETWEEN THE DIA AND MAYO CLINIC JACKSONVILLE (MAYO) FOR MONTHLY AND HOURLY PARKING AT THE ED BALL GARAGE; PROVIDING AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it seeks approval of a parking agreement between the DIA and Mayo Clinic of Jacksonville for monthly and hourly parking at the Ed Ball garage at the established published rates.

Motion: Recommended for approval out of the Strategic Implementation Committee

BM Gibbs asked how many spaces will they need. DIA’s Guy Parola responded that they are seeking six monthly parking spaces for their staff. They will also require hourly parking for patrons visiting their downtown location.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2022-03-05: FURCHGOTT’S BUILDING DPRP

RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 128 W ADAMS ST (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH LOTUS COMMERCIAL USA, 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.

Mr. Kelley introduced the resolution, stating that the developer seeks a Downtown Preservation and Revitalization Program (DPRP) Forgivable Loan package to redevelop the property located at 128 W Adams Street into 34,600 sq ft of leasable space for mixed-use purposes including multi-family units, ground level retail, and amenities for residents.

Motion: Recommended for approval out of the Strategic Implementation Committee

Responding to a question from BM Moody, Mr. Kelley stated that the time frame is close to 30 months.

BM Moody asked what kind of retail the project anticipates. Mr. Kelley responded that staff has shared their hopes and expectations but that it has not yet been determined yet to his knowledge. BM Moody expressed his support for the project.

BM Barakat commented that SIC was willing to accept the low ROI because the project will have a multiplier effect on the surrounding area, emphasizing that it is a residential project in the core and the developer is local. He expressed his support for the project.

BM Gibbs spoke to the building’s historical significance and expressed his support for the project.

BM Froats spoke to the potential for making a requirement at a later time where applicants must also apply for other historic tax credits and suggested that the Board monitor the amount of funding being provided by the program as a whole. He stated that the program is working as intended but that opportunities for other historic tax credits could help supplant some of the funding being provided by the DPRP. He then asked what the total amount of funding approved by the program so far is, to which Mr. Kelley responded that is close to \$50M.

BM Froats asked if City Council has a designated amount of funds set aside for the program (DPRP). CEO Boyer responded that there is not, which is why City Council is drafting legislation that request funding tracking (e.g., amount outstanding, when it is expected to be paid, etc.) be included every time a request for DPRP funding is submitted. This will show City Council how much in each year they are obligating themselves to. BM Froats reiterated that it’s a great program and it’s working as intended.

BM Froats asked for clarification regarding the similar DPRP funding amount between the Furchgott Building project and the Union Terminal project despite the significant difference in total capital costs. Mr. Kelley responded that the Union Terminal project is different in that it has Housing and Urban Development (HUD) financing; adding that, the structure of the capital stack allowed for more debt to be placed on it.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

V. RESOLUTION 2022-03-06: UNION TERMINAL DPRP TERM SHEET AMENDMENT

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) CONSISTING OF AN HISTORIC PRESERVATION, RESTORATION, AND REHABILITATION FORGIVABLE LOAN; A CODE COMPLIANCE FORGIVABLE LOAN; AND A DPRP DEFERRED PRINCIPAL

LOAN WITH EAST UNION HOLDINGS, LLC (“OWNER”) FOR REDEVELOPMENT AND REHABILITATION OF THAT PROPERTY COMMONLY REFERRED TO AS THE “UNION TERMINAL WAREHOUSE”; THE AMOUNTS AND TERMS OF THE FORGIVABLE LOANS AND DEFERRED PRINCIPAL LOAN ARE ATTACHED HERETO AS EXHIBIT ‘A’ (“TERM SHEET”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE FILING OF LEGISLATION, AND THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Kelley introduced the resolution, stating that it involves the previously approved DPRP funding for the development of the Union Terminal Warehouse for which the developer has recently had a change in the debt equity structure that has led to him going back through the underwriting process. Mr. Kelley noted that there is not an additional funding request, but that HUD financing fell through, so it is no longer eligible for the same debt load and therefore there’s more equity in the deal. The funding amount remains the same.

Motion: BM Citrano moved to approve Resolution 2022-03-06

Seconded: BM Moody seconded the motion

BM Moody spoke to the need for this type of redevelopment in the area and expressed his support for the project.

Responding to a question from BM Barakat regarding the use of the space (type of tenants), Mr. Kelley stated the intended use is still the same which is artists and “maker’s space”. The square footage requirement would remain the same but there would no longer be a requirement on the number of tenants.

Responding to a question from BM Citrano regarding the rent restriction that was tied to the HUD financing, Mr. Kelley stated that even though it is no longer a requirement, looking at the developer’s past projects shows they are mission driven to provide this type of infill development, both for job creation as well as housing affordability and mixed incomes.

BMs Worsham and Gibbs expressed their support the project and their belief that it will be beneficial to the surrounding community.

BM Froats suggested having a resolution such as this go through committee next time so that the big changes can be digested.

OGC’s John Sawyer confirmed for Chairman Gillam that there should be a term put on the deferral of the maturity and principal forgiveness if the owner were to request it.

Mr. Sawyer suggested an amendment to the first two lines of the short title in the resolution:

“Resolution of the Downtown Investment Authority (“DIA”) **amending the previously approved term sheet via Resolution 2021-05-04** approving a Downtown Preservation...”

Motion: BM Citrano moved to amend the short title of Resolution 2022-03-06

Seconded: BM Froats seconded the motion

Ryan Akin, with Columbia Capital Ventures, spoke to why the developer is asking for a deferral of maturity and principal forgiveness on the forgivable loans, citing tax purposes. Adding that, the project does not provide enough cash flow to pay taxes on the annual principal forgiveness. Ideally, the owner/developer would prefer that maturity date coincide with the liquidation event such that the taxes could be paid out of the proceeds from the liquidation.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION TO AMEND PASSED UNANIMOUSLY 7-0-0

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION TO APPROVE AS AMENDED PASSED UNANIMOUSLY 7-0-0

VI. NEW BUSINESS

None.

VII. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- The DIA has reviewed and received a quote (\$50,000) for a software system that will assist with the maintenance and improvement of downtown assets and infrastructure. Public Works and their staff will be working with the software and inputting the data, but Public Works would like the DIA’s assistance with acquiring the program. The DIA has funds available in the Professional Services fund.
- The Board agreed to proceed with a consent agenda which will be taken up at the next Governance committee meeting.

VIII. CHAIRMAN REPORT

Chairman Gillam asked for an update on the City’s obligation to provide creek improvements and a public park for the One Riverside Ave project. CEO Boyer responded that weekly meetings are taking place with Public Works and the design team and the City is on track to begin construction by December.

DIA’s Guy Parola spoke to the Riverfront Plaza Development Pad Notice of Disposition being moved up (to tomorrow). All other dates remain the same. CEO Boyer asked the Board to consider who

would like to be on the scoring committee and confirmed that the matter will come before the Board in May.

IX. ADJOURN

ADJOURNMENT: There being no further business, Madam Chair Worsham adjourned the meeting at 3:58 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.