

**DOWNTOWN INVESTMENT AUTHORITY
AGENDA
Lynwood Roberts Room
City Hall at St. James Building, 117 W. Duval Street, 1st Floor
Wednesday, November 16, 2016 – 2:00 P.M.**

MEMBERS:

James Bailey, Chairman
Jack Meeks, Vice Chairman
Oliver Barakat, Board Member
Brenna Durden, Board Member
Craig Gibbs, Board Member

Dane Grey, Board Member
Ron Moody, Board Member
Marc Padgett, Board Member
Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. October 18, 2016 Community Redevelopment Agency Meeting Minutes*
	B. October 18, 2016 Community Redevelopment Agency Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. Resolution 2016-11-01 Allocation of Phase I Development Rights*
	B. October 18, 2016 Downtown Investment Authority Board Meeting Minutes*
	C. October 18, 2016 Downtown Investment Authority Board Meeting Transcript
IV.	CHIEF EXECUTIVE OFFICER REPORT
V.	DDRB BRIEFING
VI.	OLD BUSINESS
	A. Downtown Historic District (Joel McEachin)
VII.	NEW BUSINESS
VIII.	PUBLIC COMMENTS

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board

City Hall at St. James Building
117 West Duval Street, 1st Floor, Lynwood Roberts Room
Wednesday, November 16, 2016 - 2:00 p.m.

Community Redevelopment Area Board
DRAFT MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Brenna Durden; Craig Gibbs; Dane Grey, and Ron Moody

Board Members Absent: Oliver Barakat, Kay Harper-Williams & Marc Padgett

Council President: Lori Boyer

Mayor's Staff: Johnny Gaffney, Office of the Mayor

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

Office of General Counsel: John Sawyer

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:03 p.m. He advised the speakers to introduce themselves for the record. He introduced the newest board member Dane Grey.

A. Pledge of Allegiance

II. ACTION ITEMS

A. October 18, 2016 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING THE OCTOBER 18, 2016 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES AS AMENDED.

A correction was made to add Community Redevelopment Agency to the CRA minutes.

THE MOTION PASSED UNANIMOUSLY 6-0

III. ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 2:10 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) 630-3492, or by email at karenu@coj.net.



Downtown Investment Authority
Board Meeting

City Hall at St. James Building
117 West Duval Street, 1st Floor, Lynwood Roberts Room
Wednesday, November 16, 2016 - 2:00 p.m.

DIA REGULAR MEETING

MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Brenna Durden; Craig Gibbs; Dane Grey, and Ron Moody

Board Members Absent: Kay Harper-Williams & Marc Padgett

Council President: Lori Boyer

Mayor's Staff: Johnny Gaffney, Office of the Mayor

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

Office of General Counsel: John Sawyer

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:10 p.m. and pointed out that this was the DIA 4th year anniversary.

II. ACTION ITEMS

A. Resolution 2016-11-01 Allocation of Phase I Development Rights*

RESOLUTION 2016-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING ONE HUNDRED (100) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074920 0000; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID 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.

Guy Parola brought forth Resolution 2016-11-01.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-11-01.
THE MOTION PASSED UNANIMOUSLY 6-0.**

III. OCTOBER 18, 2016 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING THE OCTOBER 18, 2016 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0.

IV. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace reported updates below:

- Brooklyn Road Diet has completed the procurement process and in contract with Pond
- LaVilla Neighborhood development strategy was scored by JTA and DIA. Rummell Munz received the highest ranking with their architectural firm of Elkus Manfredi. A meeting will be held with Rummell Munz to start negotiating a contract, scope of services and go before PSEC.
- 11/17/2016 at 10:00 a.m. the DIA will be going before PSEC to obtain approval of the scope of services for the DT Northbank and Southbank Riverfront Investment Strategy. Board Member Durden and CEO Wallace will be the scoring the proposals from the DIA.
- A meeting will be scheduled with Board Member Meeks to report on finances.
- A productive meeting was held with the Owners of 245 Riverside.
- Council President Boyer and CEO Wallace have reached out to Florida Blue and information will be provided along with a conversation regarding their parking lot.
- YMCA is interested in kayaking.
- Lot X in the Sport Complex will be discussed in December.

Oliver Barakat entered the proceedings.

Board Member Meeks inquired about the audited financials regarding to the parking lots.

V. DDRB BRIEFING

Jim Klement provided a brief summary of the agenda items for Thursday, November 17, 2016.

VI. OLD BUSINESS - A. DOWNTOWN HISTORIC DISTRICT (Joel McEachin)

Mr. McEachin reported that the historic district of downtown was officially listed on May 2, 2016 and provided an in-depth discussion about the designation to the Board.

CEO Wallace noted that a federal historic tax credit program workshop will be held at 1pm – 4 pm tomorrow in the Ed Ball Building.

Council President Boyer asked Joel McEachin if it would be possible to take the map and overlay it on a different color, different form attaching whatever those facilities are designated local landmarks. Mr. McEachin responded yes. Council President Boyer was very pleased for the historic tax credit reasons. She also commented that there was an opportunity to create some historic walking tour brochures that describes these buildings; whether contributing structures or not.

Board Member Barakat commented about architectural diversity and asked if it was incumbent upon the DIA and the staff to assist with marketing. Joel McEachin responded that it would probably be more of a joint venture between DIA the Historic Preservation office, to make sure they were all on the same page. Chairman Bailey said the DIA with will work hand in hand with Historic Preservation to develop that signage.

CEO Wallace reported that this coming Friday, November 18, 2016 at 10:00 a.m. the developer of the Cowford Chophouse, Mr. Jacques Klempf, will hold a Cowford Chophouse topping off ceremony.

Council Member Anderson arrived and was welcomed.

VII. NEW BUSINESS

Board Member Meeks stated that the Board previously discussed having a strategy to deal with the homeless circumstances or overconcentration in downtown. As Chairman of the Strategic Implementation Committee, he would like to have a workshop dealing with that issue. He will come up with an agenda and run it by Aundra Wallace before Christmas, if it can be arranged. Chairman Bailey stated that all data and information needs to be collected on who's doing what, when and where and how to get started to see what resources are available.

Board Member Barakat inquired about the marketing and sale of the Snyder Church. CEO Wallace responded that the solicitation is prepared and will go out on the streets. He also commented that activity was not moving fast enough.

CEO Wallace also reported that there were no responses were received about Brewster Hospital and one response was received for the property at 815 Davis Street after the deadline was extended.

Council President Boyer reported a discussion at City Council regarding a new tourist development plan, and a downtown visitor's center. She also updated the Board about the waterfront activation and briefly discussed McCoy's Creek.

VIII. PUBLIC COMMENTS

Dick Jackson congratulated the DIA of their four year anniversary. He also commented about the JTA meeting that was held at the library on November 15, 2016.

Vice Chairman Meeks encouraged the Board Members to tour Hogan's Creek. He pointed out a lot of problems there and was also an opportunity with the designs by Klutho.

CEO Wallace confirmed the next meeting date is scheduled for Wednesday, December 14th at 2:00 p.m. in the Ed Ball Building on the 8th floor in Room 251.

There being no other business, Chair Bailey adjourned the meeting at approximately 3:10 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-Eiland at (904) 630-3492, or by email at karenu@coj.net.

RESOLUTION 2016-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING ONE HUNDRED (100) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCE NUMBER 074920 0000; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID 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.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, a Business Investment and Development Plan (“BID Plan”) has been adopted, which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plan for Downtown; and

WHEREAS, the allocation of development rights furthers CRA Plan Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle*; and

WHEREAS, the allocation of development rights furthers the following Strategic Objectives contained within CRA Plan Redevelopment Goal 2:

- Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year; and
- Leverage land contributions, infrastructure investments, incentive grants, and low interest loans; and

WHEREAS, Vestcor, Inc. has applied for an allocation of Low Income Housing Tax Credits (“LIHTCs”) from the Florida Housing Finance Corp. (“FHFC”); and

WHEREAS, via the adoption of Resolution 2016-10-03 the DIA Board of Directors approved a loan of up to \$303,750 to Vestcor, Inc., as local government support for the project, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. DIA allocates one hundred (100) units of Phase I multi-family development rights from the Northside West Component Area of the Consolidated Downtown DRI for use on the Property, subject further to the following provisions:

- A. The allocation becomes effective upon acquisition of the Property by Vestcor, Inc., or their assigns, providing further that prior to assigning these development rights Vestcor, Inc. will notify DIA of any assignee.
- B. Should Vestcor, Inc. or their assign fail to receive an allocation of LIHTCs from the Notice of Funding Availability (the “NOFA”) issued as of September 21, 2016, this Resolution and the allocation of rights becomes null and void.
- C. Should Vestcor, Inc. or their assign fail to close on the property within twelve (12) months from the effective date of this Resolution, this Resolution and the allocation of rights becomes null and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.
- D. Should Vestcor, Inc. or their assign fail to acquire a building permit for vertical construction within 18 months from the effective date of this Resolution, this Resolution and the allocation of rights becomes null and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.
- E. Should Vestcor, Inc. or their assign fail to commence vertical construction within 24 months from the effective date of this Resolution, this Resolution and the allocation of rights becomes null and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.
- F. Should Vestcor, Inc. or their assign fail to meet any of the deadlines identified in A through E, above, the development rights will revert back to the DIA.

Section 2. The DIA hereby finds that the conversion is supported by the following Goal and Strategic Objective of the BID Plan:

A. Strategic Goal:

Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

B. The following strategic objectives:

- Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.
- Leverage land contributions, infrastructure investments, incentive grants, and low interest loans.

Section 3. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

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

James Bailey, Chairman

Date

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

FORM APPROVAL:

Office of General Counsel