



Downtown Investment Authority
Hybrid Meeting
Wednesday, April 19, 2023 – 2:00 p.m.

Downtown Investment Authority
DRAFT BOARD MEETING MINUTES

DIA Board Members (BM): Carol Worsham, Chair; Jim Citrano, Vice Chair; George Saoud, Esq.; Craig Gibbs, Esq.; Braxton Gillam, Esq.; Joe Hassan and Joshua Garrison

DIA Board Members Excused: Oliver Barakat.

Mayor's Staff: None

Council Members: None.

DIA Staff: Lori Boyer, Chief Executive Officer; Wanda J. Crowley, Financial Analyst; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Antonio Posey, Project Manager, Jovial Harper, Administrative Assistant, Susan Kelley, Redevelopment Coordinator (*attended virtually*), John Crescimbeni, Contract and Regulatory Compliance Manager (*attended virtually*).

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER:

Chair Worsham called to order the Downtown Investment Authority Meeting at 2:00 p.m.

II. PUBLIC COMMENTS

Developer update provided:

George Burchais gave an update regarding the installation of the windows to the Ambassador. He stated he will continue to keep the DIA staff members abreast of the status of the project through his monthly reports.

The following speakers provided public comment:

Nancy Powell expressed her excitement regarding the various projects that are being completed in downtown Jacksonville. Thanked the Board for their investment in the Riverfront.

Ernest Smith (*attended virtually*) expressed his concerns regarding the WayPoint project. He inquired about the methods of mitigating the risk and issues with homelessness in the area.

Carnell Oliver spoke regarding the Economic Development of Downtown and the inclusion the residents of Downtown Jacksonville in the negotiations.

III. COMMUNITY REDEVELOPMENT AGENCY

A. MARCH 15TH, 2023 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Motion: Board Member Gillam moved to approve the minutes

Seconded: Vice Chair Citrano seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

B. CONSENT AGENDA

- i. Resolution 2023-04-01: WayPoint FAB-REP
- ii. Resolution 2023-04-03: Fiscal Year 2023-2024 Southside TID Budget
- iii. Resolution 2023-04-06: Pagemaster Inn FAB-REP

Board Member Garrison requested the removal of Resolution 2023-04-01: WayPoint FAB-REP from the consent agenda.

Motion: Vice Chair Citrano moved to approve the Consent Agenda.

Seconded: Board Member Gibbs.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

I. RESOLUTION 2023-04-01: WAYPOINT FAB-REP (*discussion*):

Board Member Saoud questioned the safety in the area and the potential homeless issue. He requested a discussion with the applicant about how will they handle the security in the area.

Vice Chair Citrano inquired whether the applicant was eligible for the incentives with the mixed uses within the property. He also requested assurances regarding the safety in the area.

Board Member Gibbs questioned the applicant's intentions regarding opening hours during downtown events, i.e., Jaguar Football games. He also inquired about the effect the opening of this project will have on other pending projects in the area.

Applicant Jon Mroz is also a co-owner in Element and Myth Night club, states they are familiar with the homelessness in the area. He states there will be security outside the liquor store and the nightclub. The desire is not to have any issues with vagrancy in the area, causing problems for the residents in the area.

Addressing Board Member Gibbs, Mr. Mroz confirmed their weekend and event hours, as well as ability to meet their proposed numbers regardless of the upcoming projects.

Motion: Board Member Gibbs moved to approve Resolution.

Seconded: Board Member Gillam seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2023-04-04: FISCAL YEAR 2023-2024 NORTHBANK TID BUDGET

CEO Boyer explained the movement of \$250,000.00 from Unallocated to McCoy's Creek.; confirmed remaining balance in unallocated. Aside from that update, there were no further adjustments made in the Resolution.

Motion: Board Member Gillam moved to approve.

Seconded: Vice Chair Citrano seconded.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2023-04-07: LYNCH LOAN EXTENSION

Board Member Gillam advised he filed Form 8B in Committee regarding 2023-04-07 and abstained from voting on this item.

The Office of General Counsel, John Sawyer advised to read Form 8B into the record at the following Board Meeting, May 17th, 2023.

CEO Boyer provided details of the extension, term sheet and the amortization of the loan extension.

Vice Chair Citrano inquired if the DIA has the ability with the self-insurance fund to extend the loan's terms. He believes the request to extend is reasonable.

CEO Boyer answered, the self-insurance payment date extended beyond the loan date and the amortization schedule did not match the initial loan. She stated, the legislation will have to amend the FY22-23 Budget, as the budget was written with the expectation of the loan being paid in full in 2023.

Board Member Hassan agrees with the Board to extend the loan terms.

Motion: Vice Chair Citrano moved to approve.

Seconded: Board Member Saoud.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

IV. DOWNTOWN INVESTMENT AUTHORITY

A. MARCH 15TH, 2023 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Motion: Board Member Gibbs.

Seconded: Board Member Saoud.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

B. CONSENT AGENDA

i. Resolution 2023-04-02: Fiscal Year 2023-2024 Administrative Budget

Motion: Vice Chair Citrano moved to approve.

Seconded: Board Member Gillam seconded.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2023-04-05 FISCAL YEAR 2023-2024 DOWNTOWN VISION BUDGET

CEO Boyer spoke about the adjustments made on the Resolution, amending the page numbers of the Budget Exhibits.

Motion: Board Member Gillam moved to approve.

Seconded: Board Member Citrano seconded.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

V. OLD BUSINESS

VI. NEW BUSINESS

VII. CEO INFORMATIONAL BRIEFING

CEO Boyer provided a presentation via Agency of Shipyards West, *Site Updates*. She explained the Massing, Restaurant Relocation, providing two options for the relocation.

CEO Boyer next presented the Downtown Project Updates. She reviewed the progression of the projects from the beginning of the developments until now.

She discussed the Live Local Bill passed in Tallahassee that will have an impact on Affordable Housing and the Downtown Community Redevelopment Agency.

CEO Boyer provided an update with the outstanding employment vacancies. She concluded her briefing with the status of the various projects that have been initiated and are developing in Downtown Jacksonville.

VIII. ADJOURN

Chair Worsham adjourned the Downtown Investment Authority Meeting at 3:16 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments on this meeting, transcripts are available upon request. Please contact Jovial Harper at HarperJ@coj.net to acquire a recording of the meeting.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Gillam, Jr Wiley Braxton</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>DEA</i>
MAILING ADDRESS <i>14 E Bay St</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Jacksonville</i> <i>DUVAL</i>	NAME OF POLITICAL SUBDIVISION: <i>Jacksonville</i>
DATE ON WHICH VOTE OCCURRED <i>4-19-2023</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Wiley Baxter Gillam, IV, hereby disclose that on April, 19, 20 23:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of VCP - Lynch Building, LLC, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

My firm represents an affiliate of the applicant in the active provision of legal services

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

4-19-2023
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.