



Downtown Investment Authority
Strategic Implementation Committee Meeting
Friday, August 16th, 2024
2:00 PM

Strategic Implementation Committee Meeting
DRAFT MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Micah Heavener, Chair
Carol Worsham
Melinda Powers, Esq.
Scott Wohlers

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Council Members Present: None

I. CALL TO ORDER

The Strategic Implementation Committee Meeting was called to order at 2:00 p.m. by Micah Heavener, Committee Chair. This was followed by introductions.

II. PUBLIC COMMENTS

The following people 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:

John Nooney 8356 Bascom Road Parking Issues and a Resilient Jacksonville

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JULY 12TH, 2024, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

Committee Chair Heavener called for a motion on the July 12th, 2024, Strategic Implementation Committee Meeting Minutes as presented.

Motion: Committee Member Wohlers moved to approve the meeting minutes.
Second: Committee Member Powers seconded the motion.

Committee Chair Heavener called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0
THE MOTION PASSED UNANIMOUSLY 4-0-0

V. RESOLUTION 2024-08-01 MOSH

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) RECOMMENDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. (“MOSH”) DATED_____, 2024, (“RDA) AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE GROUND LEASE, TO REFLECT CITY OWNERSHIP OF THE TO BE CONSTRUCTED MUSEUM BUILDING AND IMPROVEMENTS IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE “CEO”) TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution stating that it was a simple resolution. She then explained the adjustments listed in the term sheet, explaining the disposition and bid process, the solicitation of input, and then the agreement with MOSH. She also discussed the City’s funding contribution, the CIP requirements.

Committee Chair Heavener called for a motion on the resolution as presented.

Motion: Committee Member Wohlers moved to approve the resolution.
Seconded: Committee Member Powers seconded the motion.

Mr. Al Dove, MOSH CEO, thanked Committee Chair Heavener for the opportunity to speak. He expressed that they agree with the adjustments to the term sheet and how to proceed with the project. He concluded that they are ready to start with construction.

Committee Chair Heavener opened the floor for discussion.

Committee Member Wohlers asked what would happen if this project was taken out of the city’s budget. CEO Boyer advised that the city budget would not be finalized until September and that they would continue under the old agreement if the project is removed from the city’s budget. Committee Member Wohlers also asked who is responsible if something were to happen to the city-owned building. CEO Boyer responded that MOSH is obligated to maintain liability insurance, but she also mentioned that the city is typically included in any lawsuits with sovereign immunity with caps.

Board Member Worsham asked if there would be a review process. CEO Boyer response was yes and explained that there is already a review process included in the prior agreement as well as the new agreement that DIA, Public Works, and Parks must sign off on.

Committee Chair Heavener asked who would be responsible for the ongoing maintenance of the building. CEO Boyer responded that it would be the responsibility of the museum. He also asked about funding for major repairs such as the roof. CEO explained that DIA had not looked at that in terms of the museum reserving funds and that they must get through the construction budget numbers first. She did mention that there were discussions about naming rights and then explained the details.

Seeing no further discussion, Committee Chair Heavener called for a vote on the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

VI. RESOLUTION 2024-08-03 MILAM HOWARD

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE DOWNTOWN ECONOMIC DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF DIA CODE COMPLIANCE SUPPORT GRANT AGREEMENT TO MILAM, HOWARD, NICANDRI & GILLAM, PA (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Mr. Allan DeVault, Project Manager, introduced the applicant and mentioned that they were available for questions. He explained that the resolution was for a code compliance program that was passed in August 2023 to help property and business owners comply with newly enacted code compliance requirements. Mr. DeVault mentioned that this case was specifically for an elevator. He then shared the building’s renovation history, new repair requirements and challenges, and then discussed the total development costs.

Committee Chair Heavener called for a motion and second to on the resolution.

Motion: Committee Member Wohlers moved to approve the resolution as presented.

Seconded: Committee Member Powers seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Committee Member Powers asked when the program was started. M. DeVault answered that it started in August 2023. CEO Boyer added that this program was an outcome of the transition committees to help current downtown businesses as opposed to relocating other businesses into downtown.

Board Member Worsham mentioned that she remembered working on the program a previous year and expressed that she was happy to see it being used.

Committee Chair Heavener asked, concerning major renovation, what the difference would be for a business within the designated boundaries and one outside those boundaries. CEO Boyer responded that they are encouraging business owners to stock the buildings located downtown, which do tend to be older and are more likely to have compliance issues. She added that they wanted to make sure these issues didn't become disincentives for businesses to stay in their downtown spaces.

Committee Member Powers expressed that she was happy to hear about the program, that she supports small businesses, and she hopes to see more applicants.

Committee Chair Heavener asked if there was funding for the elevator and what DIA could be opening themselves up to. CEO Boyer responded that all programs are subject to funding and if they don't have the funding budgeted for it, they can't award a particular activity. She added that was the reason it is coming out to the Economic Development Fund.

Committee Chair Heavener called for a vote on the amended resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

VII. RESOLUTION 2024-08-15 GATEWAY N-4 N-8 AND N-11 ALLOCATIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXERCISING ITS AUTHORITY TO NEGOTIATE, ASSIGN AND ALLOCATE DEVELOPMENT RIGHTS WITHIN THE CENTRAL BUSINESS DISTRICT PURSUANT TO CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES; CUMULATIVELY ALLOCATING UP TO ONE THOUSAND THIRTY-FIVE (1,035) RESIDENTIAL UNITS, EIGHTY-TWO THOUSAND ONE HUNDRED (82,100) SQUARE FEET OF COMMERCIAL RETAIL, AND THIRTY-FIVE THOUSAND (35,000) SQUARE FEET OF OFFICE IN ACCORDANCE WITH SECTION 2 OF THIS RESOLUTION; ESTABLISHING PERFORMANCE REQUIREMENTS AND CLAWBACK PROVISIONS; 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.

Before the presentation of the resolution, CEO Boyer mentioned that the Gateway Project passed City Council, and that the very proactive developer was issued their permits the day before.

Mr. Guy Parola explained that the following two resolutions were simply the paperwork for projects that were already approved. He pointed a scrivener's errors stating wherever it shows 76,000 square footage of retail should be 82,100, Also wherever it says 2,500 square footage of office space, it should be 35,000 square footage of office space. He then proceeded to explain the other details of the resolution.

Committee Chair Heavener called for a motion and second to on the resolution.

Motion: Committee Member Powers moved to approve the resolution.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Committee Chair Heavener asked for clarification for what they were approving. CEO Boyer responded that Resolution 2024-08-15 was for development rights and Resolution 2024-08-16 was for storm water development rights. She then explained the development of regional impact in downtown, the various numbers of units, and subsequent abandonment of the DRI. Mr. Parola discussed the details regarding the maximum entitlements that come with the purchase of a property.

Seeing no further discussion, Committee Chair Heavener called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

VIII. RESOLUTION 2024-08-16 GATEWAY STORMWATER CREDIT SALE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SALE OF UP TO 5.0 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO OSPREY RIVER LLC, 606 PEARL STREET LLC, AND JAX PORTER LLC IN ACCORDANCE WITH SECTIONS 2 AND 3 OF THIS RESOLUTION; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola discussed the master stormwater permit for downtown, its number of acres and what they equated to as far as credits and acres. He then explained the events leading up to the creation of an incentive and funding source for future stormwater improvements.

Mr. Parola explained that the resolution was asking the committee to allocate those credits as recommended by DIA staff.

Committee Chair Heavener called for a motion and second to on the resolution.

Motion: Committee Member Powers moved to approve the resolution.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Committee Member Wohler asked if that was the last of the stormwater credits. Mr. Parola responded that, in DIA's permit, we've run out, but he mentioned that he is secure in the allocation due to conversations with Public Works to backfill. CEO Boyer also discussed the downtown pool of credits and how the sale of credits work.

Committee Member Powers thanked Mr. Parola for the information.

Committee Chair Heavener asked if we'd get more credits with time. CEO Boyer explained that they were water quality credits and not quantity credits. She added that you only get water quality credits when you make water quality improvements. She then described the types of improvements that would entitle you to credits. Committee Chair Heavener also asked if the city typically allocated credits. CEO Boyer advised that the City does have credits, but this program gives DIA the right to sell credits to a developer.

Committee Chair Heavener called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

CEO Boyer brought up conversations about focusing on the core, what the core is, and if they should on residential only. She advised that DIA working on something to present to the Board in September and then shared what staff had already gathered.

Committee Chair Heavener mention that the process was enlightening and thanked DIA staff for being proactive.

IX. ADJOURNMENT

Seeing no further discussion, Committee Chair Heavener adjourned the meeting at 2:46 pm.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.