



**Downtown Investment Authority**  
**Retail Enhancement and Property Disposition Committee Hybrid Meeting**  
*Wednesday, February 23<sup>rd</sup>, 2022 – 1:00 p.m.*

**RE&PD Committee Hybrid Meeting**  
**Draft - MEETING MINUTES**

**Retail Enhancement and Property Disposition Committee Members in Attendance:**

Oliver Barakat, Chair	
David Ward, Esq.	Carol Worsham
Jim Citrano	Todd Froats
Braxton Gillam, Esq., Ex-officio	

**Committee Members Excused:**

**Board Members in Attendance:**

**DIA Staff Present:** Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Xzavier Chisholm, Administrative Assistant; Ina Mezini, Marketing and Communications Specialist (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); and John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom)

**Office of General Counsel:** Joelle Dillard, Esq.

**I. CALL TO ORDER**

The Retail Enhancement and Property Disposition Committee meeting of February 23<sup>rd</sup>, 2022, was called to order at 1:03 p.m. by Committee Chairman Barakat.

Chairman Barakat called for each Committee Member, Board Member, and DIA staff present to introduce themselves.

**II. PUBLIC COMMENTS**

Chairman Barakat 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	Spoke to the need for affordable housing and being proactive to secure social services for the less fortunate
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**III. FEBRUARY 11, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL**

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

**Motion:** Committee Member Citrano moved to approve the minutes as presented

**Seconded:** Committee Member Ward seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**IV. RIVERFRONT PLAZA DEVELOPMENT PAD DISPOSITION TERMS**

CEO Boyer spoke to the proposed Riverfront Plaza development pad notice of disposition terms, as modified at the previous REPD committee meeting.

- Added language to express that in addition to the option of a fee simple purchase, a ground lease is also an option and that points may be awarded for ground leases of less than 99 years.
- Added language to refine and add descriptive language to better communicate the private development pad versus park space.
- Perkins & Will suggests that the elevated 20-40 ft restaurant, retail and open plaza space overlooking the park should be made 20-44 ft to accommodate the higher floor plan of a first level garage.
- Clarification that the high-rise building be parallel and adjacent to the Main Street bridge.
- Noted the Mixed-Use Requirements versus Optional Considerations.
- Refined language in Section 8 to more clearly communicate the desire for high quality architectural design and materials.
- Refined language in Section 10 to more clearly communicate the type of prior experience the Development Team should possess.
- Added language to explain the scoring criteria
- Suggested revising the language in Section 2.b to say “substantial completion of the design and construction documents by Summer 2022” so that it’s less explicit.
- Changed the elevation in Section 3.iv from 50’ to 56’

**Motion:** Committee Member Gillam moved to approve the terms with staff recommendations

**Seconded:** Committee Member Ward seconded the motion

Chairman Barakat called for comments from the committee.

Responding to a question from Committee Member Froats regarding the benefits of a ground lease, CEO Boyer stated that a ground lease provides an opportunity for the City to recover the property and be a part of the conversation to redirect and redevelop the property in the future.

CEO Boyer clarified for Committee Member Ward that it is possible to have a ground lease for more than 99 years but that it would not be likely.

Committee Member Ward suggested picking a hard date for the substantial completion of construction and design documents. CEO Boyer stated that Perkins & Will have communicated potential delays and she does not know what that date should be. Adding that, she only wants to communicate that development should move rapidly. CEO Boyer agreed to a September 1<sup>st</sup> substantial completion date.

Committee Member Worsham suggested adding language to Section 11.v clarifying what is expected in the post completion management plan.

Committee Member Citrano suggested leaving the construction language in Section 11.p.i.

CEO Boyer suggested using “non-restaurant retail” in Section 4.a.i. and clarified that residential is not discounted.

Committee Member Worsham asked if any thought has been given to including restaurant parameters. CEO Boyer responded that she does not believe it should be a requirement, but the proposals should include their intentions with the restaurant.

Responding to a question from Chairman Barakat regarding the retail along the civic stairs, CEO Boyer spoke to the feedback she has gotten from developers who have been attempting to design the site, noting that it is confined and could have restricted circulation due to how tight the space is.

**The following revisions will be made to the Disposition Terms:**

- Insert “non-restaurant retail” language
- Retain the construction language in Section 11.p.i
- Add language for the Post completion management plan
- Add language for the developers’ intentions with the restaurant (e.g., type of restaurant, operating hours, etc.)

Chairman Barakat called for comments on the Scoring Criteria.

CEO Boyer clarified the amount of total points and provided an overview of the Scoring Criteria as revised at the last REPD committee meeting.

CEO Boyer suggested, and Chairman Barakat agreed, to remove “Sky Terrace” so that it reads “...of the riverfront on Civic Stairs levels” under the Project Development and Design section.

CEO Boyer clarified for Committee Member Worsham that up to 50 points can be deducted for the “Failure to design...” component under Project Development and Design. The committee agreed to provide a clear explanation of the item for the evaluation committee and change the language to “5 to 50.”

**The following revisions will be made to the Scoring Criteria:**

- Remove “Sky Terrace” so that it reads “...of the riverfront on Civic Stairs levels” under the Project Development and Design section.
- Provide a clear explanation of the item beginning “Failure to design...” under Project Development and Design for the evaluation committee and change the associated points to “minus 5 to 50.”

Chairman Barakat called upon CEO Boyer to present the Broker Timeline.

CEO Boyer provided an overview of the timeline.

Chairman Barakat commented that the developer would have from May 18<sup>th</sup> to September 1<sup>st</sup> to complete construction designs.

Committee Member Gillam urged CEO Boyer to communicate to the developers the silence period through May 18<sup>th</sup> so that there is no confusion.

CEO Boyer clarified for Committee Member Gillam that the points for the ground lease would be added in the Economic Benefit section. CEO Boyer agreed to provide an explanation to both the respondents and the evaluation committee.

**Motion:** Committee Member Gillam moved to amend the motion to add the proposed revisions to the terms and scoring criteria

**Seconded:** Committee Member Froats seconded the motion

Chairman Barakat called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE AMENDMENT TO THE MOTION PASSED UNANIMOUSLY 6-0-0.**

Chairman Barakat called for discussion. Seeing none, Chairman Barakat called for a vote on the motion as amended.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**V. OLD BUSINESS**

None.

**VI. NEW BUSINESS**

None.

**VII. ADJOURNMENT**

Seeing no further matters for discussion, Chairman Barakat adjourned the meeting at 2:01 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*