

Downtown Investment Authority

AGENDA

City Hall at St. James, 117 West Duval St.
1st Floor, Don Davis Room

June 19, 2013 – 5:00 PM

MEMBERS:

Donald Harris, Chairman

Oliver Barakat, Vice-Chairman

James Bailey, Jr., Secretary

Antonio “Tony” Allegretti, Board Member

Melody S. Bishop, Board Member

Paul Perez, Board Member

Robert Clements, Board Member

Michael Saylor, Board Member

Kamaria “Kay” Harper, Board Member

I.	CALL TO ORDER – Chairman Harris
	Pledge of Allegiance
II.	ACTION/INFORMATION ITEMS - Chairman Harris
	Approval of the May 15, 2013 DIA Meeting Minutes ✓
	Hemming Plaza RFP Update – Kelley Boree
	DIA CEO Aundra Wallace Update – Oliver Barakat
	C2C Solutions, Inc. Resolution for Legislation ✓
	CRA Plan Consultant Update – Eric Lindstrom
	(✓ Requires DIA Action and/or Approval)
III.	LEGISLATIVE UPDATE – Paul Crawford
	<ul style="list-style-type: none">• ORD 2012-730, New Supervisor of Elections Bldg. - Deferred• ORD 2012-657, Bostwick Building - Deferred• ORD 2012-731, Hemming Plaza Removal of Tables and Chairs – Deferred• ORD 2013-0226, ORD-MC Repealing Part 2 (Entertainment Dist.) – Deferred
IV.	DOWNTOWN BRIEFING– Eric Lindstrom
	DDRB Update and Next Meeting Date (Thursday, July 11 th at 2:00 pm)
V.	COMMITTEE UPDATES
	Downtown Experience Committee – Tony Allegretti
VI.	PUBLIC COMMENTS – Chairman Harris
VII.	ADJOURNMENT – Chairman Harris
	Proposed Special Meeting Date: Wednesday, June 26, 2013 between 9:00 am and Noon Next Scheduled Meeting: Wednesday, July 17, 2013 at 5:00 pm – City Hall, Don Davis Room

Staff Distribution:

Jason Gabriel, Office of General Counsel

Ted Carter, Executive Director Office of Economic Development

Paul Crawford, Deputy Director Office of Economic Development

Eric Lindstrom, OED/DIA Staff

Jack Shad, Public Parking Officer

Michelle Stephens, Recording Secretary

David DeCamp, Public Information Office



MEETING MINUTES

Board Members Present: Chairman D. Harris, T. Allegretti, J. Bailey, M. Bishop, O. Barakat, R. Clements, M. Saylor, and K. Harper Williams

Board Members Not Present: P. Perez

Office of General Counsel: Jason Gabriel

Council Members Present: Council Member Lori Boyer, District 5

Attendees: Ted Carter, Executive Director; Paul Crawford, Deputy Director; Eric Lindstrom, OED Staff and Michelle Stephens, Recording Secretary

I. CALL TO ORDER

Chairman Harris called the meeting to order at approximately 5:05 p.m.

II. ACTION ITEMS/INFORMATION ITEMS

APPROVAL OF THE MAY 15, 2013 MEETING MINUTES

Board Member Allegretti requested clarification on page six, first paragraph last sentence to read as follows, “He commented that due to the prohibitive cost **of insurance** and for a general understanding **of requirements related** to the process of permitting for a special event downtown there will be a meeting on June 7.”

Board Member Bishop commented that she had to depart the May 15, 2013 DIA meeting early and therefore was not able to provide a report on the Redevelopment Plan. She asked if a schedule that she provided to staff was provided to the Board. Inadvertently, the schedule that she asked staff to distribute was not distributed at the meeting.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER SAYLOR APPROVING THE MAY 15, 2013 DIA MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0-0.

HEMMING PLAZA RFP UPDATE

Ms. Kelley Boree, Director of Parks and Recreation, provided an update on the status of the RFP for Hemming Plaza. The RFP should be out of her office on Friday, June 21, and then will go through other City agencies such as EBO, Risk Management and General Counsel. Once the RFP is through the other City agencies it will be submitted to PSEC for advertisement. She noted that the

Equestrian Center RFP took six months adding that she will try to expedite the process as much as possible, but wanted to be realistic about the potential timeframe with the Board.

Ted Carter advised that the OED will ensure that the RFP advances through the process once released from Ms. Boree's office.

Board Member Harper Williams arrived at the meeting at approximately 5:22 pm

DIA CEO SELECTION COMMITTEE

Board Member Barakat, Chair of the DIA CEO Search Selection Committee, advised that he has been in negotiations with Mr. Wallace expecting him to respond to an offer tomorrow. Once the offer is accepted and confirmed a special meeting of the DIA will be called in order for the full board to review and approve the agreed upon terms.

For informational purposes, Board Member Allegretti mentioned The LeeValent Group who offers assistance to executives relocating to the Jacksonville area suggesting that this service may be something for the DIA to consider for the new DIA CEO. He will send relative information to Ms. Stephens who will in turn distribute to the full board.

C2C SOLUTIONS, INC. RESOLUTION (ATTACHED)

Mr. Carter provided a brief overview of the C2C project that the Office of Economic Development has been working on for the past several months related to C2C's relocation of 200 employees from various facilities within Jacksonville to the EverBank Center downtown.

Mr. Tom Manley, president and CEO of TMF Health Quality Institute, the parent company of C2C Solutions, and Mr. Fabian Alzate, CCEP Compliance Officer for C2C Solutions, Inc. were present to provide a brief overview of C2C Solutions, and their relocation to downtown.

A MOTION WAS MADE BY BOARD MEMBER CLEMENTS AND SECONDED BY BOARD MEMBER BISHOP APPROVING A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE CITY COUNCIL ENACT LEGISLATION APPROVING THE EXPENDITURE OF \$48,000 FROM THE CITY'S DOWNTOWN ECONOMIC DEVELOPMENT FUND FOR THE PURPOSES SET FORTH HEREIN AND AUTHORIZING THE EXECUTION OF A FOUR-YEAR PARKING LEASE AGREEMENT BETWEEN THE CITY, JTA AND C2C SOLUTIONS, INC.; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 8-0-0.

CRA PLAN UPDATE

Mr. Lindstrom advised that staff continues to work with the City's Professional Services Evaluation Committee on the selection of a consultant for the CRA Plan Update, which is expected any day. Once the consultant is selected it is anticipated that Board Member Bishop, Chair of the CRA Plan

Update Committee will call a committee meeting to further review the scope, etc. and proceed from there. The timeframe for the process was discussed.

Mr. Carter advised given the scope of the RFP and the importance of the Plan, etc. he did not think having a draft of the Plan by October 1, 2013, was viable. He commented that staff will review the scope of work and the timeline and where they can accelerate it they will, but would rather not make a commitment to the Board that cannot be met.

III. LEGISLATIVE UPDATE

Mr. Crawford provided an update on the following legislation:

- ORD 2012-730, New Supervisor of Elections Bldg. - Deferred
- ORD 2012-657, Bostwick Building - Deferred
- ORD 2012-731, Hemming Plaza Removal of Tables and Chairs – Deferred
- ORD 2013-226, ORD-MC Repealing Part 2 (Entertainment Dist.) – Deferred
- ORD 2013-084, License Agreement between the City and the Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc. for the use of the former National Guard Armory building at 851 North Market Street.

IV. DOWNTOWN BRIEFING

Mr. Lindstrom provided an update from the June 10, 2013 DDRB meeting:

- DDRB 2013-007, Prudential Drive Retail – Request for Final Approval with Deviations
- DDRB 2013-009, Florida Blue High-rise Building Signs – Request for Special Sign Exception
- DDRB 2013-010, Lerner Building - Request for Relief from Maintenance Code
- DDRB 2013-008, Riverside Ave. Commercial Development – Request for Final Approval with Deviations

V. COMMITTEE UPDATES

Board Member Allegretti provided a brief overview of the Downtown Experience Committee meeting held on June 7, 2013.

VI. PUBLIC COMMENTS

The floor was open for public comments.

- Carnell Oliver: Condition of the Southbank Riverwalk, incentives, downtown in general.
- Bruce Fouraker: Thanked Board Member Bailey for his work on Hemming Plaza. Likes the app mentioned for the riverwalk in the Experience Committee, impressed with Mr. Wallace and thanked the DIA overall for their efforts to date.

- David Hodges: Provided a summation of thoughts (mostly construction related) provided to him from several clients related to downtown.
- John Nooney: Downtown redevelopment and access from the St. Johns River. Inaccessibility to the floating dock at the Shipyards, various access points that could also serve as potential floating docks, Waterways Commission and FIND.

VII. NEW BUSINESS

Board Member Bailey referencing a recent shooting in an area near downtown and to avoid negative publicity as it relates to downtown suggested that staff notify the media and provide them with a letter and/or depiction of the downtown boundaries to avoid media referencing incidents as being located downtown that in fact are not within the boundaries of the DIA and/or downtown.

VIII. ADJOURNMENT

There being no further business, Chair Harris adjourned the meeting at approximately 6:39 p.m.

A special meeting of the DIA is tentatively planned for Wednesday, June 26, 2013, the time still to be determined. Ms. Stephens will poll the Board for a time that works for the majority. The next regularly scheduled DIA meeting is scheduled for Wednesday, July 17, 2013, at 2:00 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Michelle Stephens, Office of Economic Development, at (904) 630-1979 or by email at msteph@coj.net.