



**DOWNTOWN INVESTMENT AUTHORITY  
AGENDA**

**Ed Ball Building  
214 N. Hogan Street  
8<sup>th</sup> Floor, Boardroom 851, Jacksonville, Florida 32202**

**Wednesday, January 17, 2018 – 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  
Braxton Gillam, Board Member

<b>I.</b>	<b>CALL TO ORDER – Chairman Bailey</b>
	A. Pledge of Allegiance
<b>II.</b>	<b>COMMUNITY REDEVELOPMENT AGENCY MEETING</b>
	A. Resolution 2017-10-02 Lease Agreement North Florida Land Trust
	B. Resolution 2018-01-01 Notice of Disposition for properties at 220 Bay Street East and 330 Bay Street East.
<b>III.</b>	<b>CHIEF EXECUTIVE OFFICER REPORT</b>
<b>IV.</b>	<b>CHAIRMAN REPORT</b>
<b>V.</b>	<b>DDRB BRIEFING</b>
<b>VI.</b>	<b>OLD BUSINESS</b>
	A. The District Project
<b>VII.</b>	<b>NEW BUSINESS</b>
<b>VIII.</b>	<b>PUBLIC COMMENTS</b>
<b>IX.</b>	<b>ADJOURN</b>

\* Indicates action item



**Downtown Investment Authority**  
**Community Redevelopment Area Board**  
**Ed Ball Building, 214 North Hogan Street,**  
**8<sup>th</sup> Floor, Conference Room**  
**Jacksonville, FL. 32202**

*Wednesday, January 17, 2018 – 2:00 p.m.*

**Community Redevelopment Agency**  
**MEETING MINUTES**

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

**Board Members Absent:** Dane Grey Marc Padgett and Braxton Gillam, Esq.

**Council Members:** The Honorable Lori Boyer, Council District 5

**Mayor's Staff:** Dr. Johnny Gaffney

**DIA Staff:** Aundra Wallace, Chief Executive Officer; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; and Karen Underwood-Eiland.

**Office of General Counsel:** John Sawyer, Esq.

**I. CALL TO ORDER**

Chairman Bailey convened the CRA meeting at 2:00 p.m.

**II. ACTION ITEMS -COMMUNITY AGENCY REDEVELOPMENT MEETING**

**A. RESOLUTION 2017-10-02: NORTH FLORIDA LAND TRUST LEASE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO EFFECTUATE AN AGREEMENT WITH THE NORTH FLORIDA LAND TRUST FOR THE LEASE OF THAT CITY-OWNED PROPERTY COMMONLY REFERRED TO AS “BREWSTER HOSPITAL” PURSUANT TO NOTICE OF DISPOSITION ISP-0511-17; AMENDING THE GENERAL TERMS AND CONDITIONS ADOPTED AS PART OF RESOLUTION 2017-05-01 AND RESOLUTION 2017-07-02; RECOMMENDING THAT THE CITY COUNCIL OF JACKSONVILLE ADOPT LEGISLATION EFFECTUATING THE PURPOSES OF THIS RESOLUTION; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING BUT NOT LIMITED TO, THE EXECUTION OF A LEASE AGREEMENT OR FUNCTIONAL EQUIVALENT; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2017-10-02. Mr. Parola pointed out a few operative changes.

Jim McCarthy, North Florida Land Trust was present to answer any questions. He noted that their Board unanimously approved this agreement last night.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2017-10-02 LEASE AGREEMENT NORTH FLORIDA LAND TRUST.**

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

**B. RESOLUTION 2018-01-01: NOTICE OF DISPOSITION FOR PROPERTIES LOCATED AT 220 BAY STREET EAST AND 330 BAY STREET EAST.**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) AUTHORIZING AND INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR THAT, OR PORTIONS OF, CERTAIN CITY-OWNED PROPERTY AS SHOWN ON EXHIBIT “A” LOCATED AT 220 BAY STREET E AND 330 BAY STREET E; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

The Board Members made comments.

**A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER GIBBS FOR DISCUSSION**

Chairman Bailey appointed Board Member Barakat to serve on the Evaluation committee with Mr. Wallace and whomever the Administration appoints.

Public Comments

Stanley Bishop commented that he wanted to comment about another project.

Dimitri Demopoulos provided feedback from the residents.

Chairman Bailey recommended an amendment to the motion, so there was no ambiguity of not following the direction of the Board.

John Sawyer pointed out that a motion to amend the resolution was needed to incorporate everything discussed.

**A MOTION TO AMEND RESOLUTION 2018-01-01 WAS MADE BY BOARD MEMBER BARAKAT AND AND SECONDED BY BOARD MEMBER DURDEN TO INCLUDE THE FOLLOWING CHANGES:**

- **THAT THE BOARD REQUEST CEO WALLACE TO HIRE AN ADVISORY FIRM FOR TO ADVISE ON THE SOLITICATION PROCESS**
  - **THAT THE BOARD CHANGE THE POINT DISTRIBUTION TO AS FOLLOWS:**
  - **EXECUTIVE VISION AND STRATEGY, 10 POINTS;**
  - **DETAIL TEAM ORGANIZATION, 15 POINTS;**
  - **PROGRAM MANAGEMENT PLAN, 20 POINTS;**
  - **FINANCIAL ANALYSIS AND FINANCIAL PLAN, 30 POINTS;**
  - **SITE ACTIVATION AND DESIGN, 25 POINTS; AND**
  - **THE BOARD ADDS THE LANGUAGE TO PAGE 8, E. SITE ACTIVATION AND DESIGN**
- 
- **Site Activation and Design**
1. **The Proposers shall include conceptual depictions using color sketches or other graphic tools deemed necessary by the proposing firm to appropriately support the proposed vision for the Project and strategies for site use/coordination. An accompanying narrative shall be included to describe the concept, identify its uniquely iconic attributes, themes, design intent, aesthetic appeal and aesthetic harmony with surrounding area, and overall functionality of the concept to achieve stated project goals. Addressing the Waterfront connectivity and activation, the public realm and coordination with Riverfront Design Guide to the redevelopment is important as well as development of complementary retail uses/space along Bay Street.**

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

**III. CHAIRMAN REPORT  
NONE**

**IV. DDRB BRIEFING**

Jim Klement provided a brief summary of the December 12, 2017 DDRB Meeting

**V. OLD BUSINESS – THE DISTRICT PROJECT**

Michael Munz provided a brief update to the Board regarding the District Project.

**VI. NEW BUSINESS**

Vice Chairman Meeks briefly discussed homeless issues and behavioral issues downtown. He is willing to undertake that process to the Strategic Implementation Committee. Dr. Gaffney stated that he will discuss it with the Mayor to get back up to speed about the issue.

**VII. PUBLIC COMMENT**

Stanley Bishop discussed the city-owned property located at 324 Broad Street CEO Wallace responded that the DIA will schedule a meeting with him.

Ryan Hoover, Vestcor provided an update regarding the Lofts at Lavilla and invited the Board to attend the Ribbon-cutting ceremony on February 12, 2018 at 2:30 p.m.

#### **VIII. ADJORNMENT**

There being no further business, Chairman Bailey adjourned the CRA meetings at approximately 3:34 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](mailto:karenu@coj.net).*