



Downtown Investment Authority
Hybrid Meeting
Wednesday, February 23, 2022 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Todd Froats; David Ward, Esq.; and Ron Moody

DIA Board Members Excused: Bill Adams, Esq.

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); and Wanda James Crowley, Financial Analyst (via Zoom)

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:14 p.m.

II. PUBLIC COMMENTS

Chairman Gillam opened the floor to public comment. Seeing none, Chairman Gillam closed the public comments portion.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

Chairman Gillam stated that he would be reorganizing the agenda.

A. JANUARY 19, 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

Motion: Board Member Worsham moved to approve the minutes as presented

Seconded: Board Member Moody seconded the motion

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. RESOLUTION 2022-02-12: MPS SETTLEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, APPROVING A SETTLEMENT AGREEMENT BETWEEN METROPOLITAN PARKING SYSTEMS (“MPS”) AND THE CITY AND DIA (THE “SETTLEMENT AGREEMENT”); AUTHORIZING THE CEO TO FILE LEGISLATION SEEKING CITY COUNCIL APPROVAL OF THE SETTLEMENT AGREEMENT AND AUTHORIZING THE BORROWING OF FUNDS, ENTRY INTO A LEASE AND OTHER AGREEMENTS COMTEMPLATED BY THE SETTLEMENT AGREEMENT; ACKNOWLEDGING THE RESPONSIBILITY OF THE DIA FOR PAYMENT OF DEBT SERVICE ON THE BORROWED FUNDS AS WELL AS FOR THE OBLIGATIONS UNDER THE LEASE; RECOMMENDING THAT CITY COUNCIL CREATE A NEW SUBPART OF CHAPTERS 55 OF THE JACKSONVILLE CODE OF ORDINANCES TO SET FORTH THE AUTHORITY, RIGHTS AND RESPONSIBILITIES OF THE DIA ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, IN MANAGEMENT OF THE GARAGES WHICH ARE THE SUBJECT OF THE SETTLEMENT AGREEMENT; AND THAT CITY COUNCIL WAIVE THE PROVISION OF CHAPTER 122 OF THE ORDINANCE CODE FOR A PERIOD OF 6 MONTHS TO FACILITATE TRANSITION OF OPERATION; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer provided a report on the resolution, stating that it seeks to approve a settlement agreement between Metropolitan Parking Systems (MPS) and the City and DIA. The settlement terminates the existing Redevelopment Agreement (RDA) from 2004 and the City’s obligation to making continuing advances to MPS to cover net operating losses and provide MPS with an annual return on their original equity investment. The City will refinance the underlying bond debt and extend the term of the debt by 10 years which together will free up current cash flow. The estimated net present value savings to the City as a result of refinancing is \$13.5M. MPS retains ownership of the garages, but DIA has full operating control, receives all revenue, and has responsibility for all repairs. The term runs through 2051, however the City/DIA may elect at any time after 2041 to purchase one or more of the garages.

CEO Boyer confirmed for Chairman Gillam that City Council will also have to approve the settlement.

Motion: Board Member Worsham moved to approve Resolution 2022-02-12 as presented

Second: Board Member Froats seconded the motion

Board Member Moody asked if there are any negative points to the settle agreement. CEO Boyer responded that had the City pursued the lawsuit and won, it could have potentially taken over ownership at closing. She also noted however that the City will receive many of the benefits of ownership by virtue of gaining all of the operating control.

CEO Boyer confirmed for Board Member Barakat that the garages will not be operated by the Office of Public Parking and they will not be owned by the City. The garages will be tax increment district assets and a private management company will be hired to manage the garages. The bonds will be taxable – as opposed to tax-exempt – so the City will be able to enter into negotiated leases.

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2022-02-03: FSCJ LOAN AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) WAIVING A PERFORMANCE REQUIREMENT IN THE LOAN AGREEMENT (“AGREEMENT”) DATED JULY 17, 2020 BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND THE DISTRICT BOARD OF TRUSTEES OF FLORIDA STATE COLLEGE AT JACKSONVILLE (“FSCJ”) FOR A SUBSIDIZED LOAN RELATING TO A COMPLETED PROJECT AT 20 WEST ADAMS STREET; PROVIDING AN EFFECTIVE DATE.

CEO Boyer reported that the resolution is requesting that the Board waive a performance requirement in the loan. FSCJ maintained the retail occupancy requirement but fell short of the student housing occupancy requirement by three students in the second half of the year due to COVID. Approval of this resolution waives the minimum student housing occupancy requirement for the “Spring 2021” period.

Motion: Recommended for approval out of the Strategic Implementation Committee

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. RESOLUTION 2022-02-04: ARTEA MULTI-FAMILY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING CITY COUNCIL APPROVAL OF A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”), AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND CLL ARTEÁ, LLC (OR SIMILAR SINGLE PURPOSE ENTITY TO BE FORMED); AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

Board Member Citrano provided the report from the Strategic Implementation Committee (SIC). The applicant is seeking a Recapture Enhanced Value Grant (REV Grant) for a 340-unit multi-family development with a structured parking facility along Broadcast Place on the Southbank.

Motion: Recommended for approval out of the Strategic Implementation Committee

Responding to a question from Chairman Gillam, CEO Boyer stated that project was scored according to the BID Plan as it stands today.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

E. RESOLUTION 2022-02-05: HISTORIC MARKERS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TWELVE THOUSAND FIVE HUNDRED DOLLAR (\$12,500.00) CONTRIBUTION TO THE JACKSONVILLE HISTORICAL SOCIETY AS A CONTRIBUTION TO A PRIVATE ORGANIZATION IN ACCORDANCE WITH THE NORTHBANK CRA BUDGET TO SUPPORT ITS WORK TO DESIGN, COMPOSE, AND PLAN DEPLOYMENT OF APPROXIMATELY 50 MARKERS IDENTIFYING HISTORICALLY SIGNIFICANT BUILDINGS IN THE DIA JURISDICTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer provided an overview of the resolution, stating that it provides a \$12,500 contribution to the Jacksonville Historical Society (JHS) to be used toward the design, content writing, development of a plan for sizes, materials and finishes for historic markers for 50 prioritized buildings and sites, all subject to DIA approval. The DIA has funding in the budget for this project.

Motion: Recommended for approval out of the Strategic Implementation Committee

Responding to a question from Committee Member Barakat, CEO Boyer stated that she believes City Council will support the effort as well.

Committee Member Froats asked if the markers will have QR codes. Alan Bliss, CEO of Jacksonville Historical Society, responded that they are exploring their options and plan on having an electronic format for the public to engage the information.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

F. RESOLUTION 2022-02-07: JHS BICENTENNIAL CONTRIBUTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TWO THOUSAND FIVE HUNDRED DOLLAR (\$2,500.00) EVENT CONTRIBUTION TO THE JACKSONVILLE HISTORICAL SOCIETY TO SUPPORT THE JACKSONVILLE HISTORICAL CONSORTIUM’S HISTORIC EXHIBIT; AUTHORIZING THESE FUNDS FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND’S EVENT CONTRIBUTION BUDGET; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING EXECUTION OF AN EVENT CONTRIBUTION AGREEMENT OR FUNCTIONAL EQUIVALENT THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer provided an overview of the resolution, stating that it provides a \$2,500 event contribution to the JHS to be used toward the Jacksonville Historic Consortium’s historical exhibits which will be featured at City Hall.

Motion: Recommended for approval out of the Strategic Implementation Committee

Board Member Barakat reiterated a comment from the previous SIC meeting, stating that DIA contributions of this amount should not require DIA Board approval, and the CEO should be given the authority to use their discretion on such matters.

Board Member Ward asked when the City’s bicentennial is. Mr. Bliss responded that the actual bicentennial is June 15th, 1822, with the festivities of this year taking place on Saturday, June 11th. Adding that, the bicentennial is being observed throughout the year with a number of activities going on that are sponsored by various organizations.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

G. RESOLUTION 2022-02-08: BID & CRA PLAN UPDATE ADOPTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AND THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, APPROVING AND ADOPTING REVISIONS TO THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN IN ACCORDANCE WITH EXHIBIT A AND RECOMMENDING THAT CITY COUNCIL ADOPT THESE REVISIONS BY ORDINANCE; RECOMMENDING THAT CITY COUNCIL AMEND CHAPTERS 55 AND 122 OF THE JACKSONVILLE CODE OF ORDINANCES AS PROPOSED IN EXHIBIT B; RECOMMENDING THAT CITY COUNCIL AMEND CHAPTER 656 OF THE JACKSONVILLE CODE OF ORDINANCES AS PROPOSED IN EXHIBIT C; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution and provided an amendment for the Board’s consideration which would authorize staff to make scrivener’s and technical corrections and other revisions to ensure internal consistency in various sections.

Mr. Kelley provided an overview of the changes and corrections made to the BID & CRA Plan from the February 17th DIA workshop.

Mr. Kelley and CEO Boyer asked for direction from the Board regarding whether to retain the COVID Recovery Renewal Lease Grant.

Motion: Board Member Worsham moved to approve Resolution 2022-02-08 as presented

Second: Board Member Barakat seconded the motion

Chairman Gillam called for comments from the Board.

Motion: Board Member Barakat moved to amend the motion, removing the COVID Recovery Renewal Lease Grant incentive on the basis that it will not be an effective tool for retaining businesses

Second: Board Member Gibbs seconded the motion

Chairman Gillam called for further comments.

Board Member Barakat left the meeting at 3:21 p.m.

CEO Boyer clarified for Board Member Gibbs that the LaVilla Multicultural Museum project is being removed due to it coming from a third-party source and not being coordinated with the other recommendations and initiatives moving forward in LaVilla.

Board Member Froats stated that although he is a downtown tenant who stands to benefit from the COVID Recovery Renewal Lease Grant, he is in favor of removing it and reiterated that it will not be a determining factor for keeping businesses downtown.

Board Member Froats asked how many residential units are in the pipeline. Mr. Kelley responded that 329 units are anticipated this year, 247 units in 2023, 261 units in 2024, 875 units in 2025, 421 units in 2026, and 343 units in 2027.

Board Member Worsham expressed that the goals, objectives, and benchmarks are well crafted.

Responding to a question from Board Member Citrano, Mr. Kelley stated that under the COVID Recovery Renewal Lease Grant, if a tenant is going to expand, the expansion square footage counts under the primary portion of the program.

CEO Boyer stated for Board Member Worsham that the legislation is expected to be introduced to City Council in March but that it could change.

Chairman Gillam called for a vote on the proposed amendments.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE AMENDMENTS PASSED UNANIMOUSLY 7-0-0.

Chairman Gillam called for a vote on the resolution as amended.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE AMENDMENTS PASSED UNANIMOUSLY 7-0-0.

H. RESOLUTION 2022-02-09: DVI DUVAL GARAGE LEASE TERMS AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE LEASE TERMS PREVIOUSLY AUTHORIZED IN RESOLUTION 2021-11-04 REGARDING THE LEASE OF SPACE WITHIN THE DUVAL STREET PARKING GARAGE DEPICTED ON EXHIBIT A (THE “LEASED PREMISES”) TO DOWNTOWN VISION, INC. (“DVI”) (THE “TENANT”); APPROVING THE TERMS AND CONDITIONS OF THE DISPOSITION OF THE LEASED PREMISES IN ACCORDANCE WITH THE MODIFIED LEASE TERMS SET FORTH ON REVISED EXHIBIT B; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND

DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LEASE, DISBURSEMENT AGREEMENT AND IF APPROPRIATE A REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL AS MAY BE REQUIRED; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, LEASE, DISBURSEMENT AGREEMENT OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution which is recommended for approval out of SIC. She stated that it amends Exhibit B of the term sheet at the direction of the administration. Adding that, so long as the funds received by Downtown Vision, Inc. (DVI) from other downtown contributors and property owners are greater than the amount of rent attributable to the garage, and the estimated amount of operating costs, DVI will not be charged rent for the term of the lease.

Motion: Recommended for approval out of the Strategic Implementation Committee

Board Member Citrano added that there were comments in the SIC meeting regarding the space being vacant for quite some time and that DVI will bring much needed activation to the area.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

I. RESOLUTION 2022-02-10: CARTER ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH CARTER (“LICENSEE”), FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS “THE FORMER COURTHOUSE SITE” AND IDENTIFIED AS THE UPLAND PORTION OF DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 073358 000 (“PROPERTY”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

DIA’s Guy Parola introduced the resolution, stating that it would allow the developer temporary access to the site for a 3-month period to perform environmental, geotechnical, and other invasive due diligence activities. The activities will be at no cost to the City and the City will receive a copy of all reports and final work products that result from the agreement.

Board Member Worsham suggested that the Board give the CEO the authority to use their sole discretion in approving site access agreements.

Motion: Board Member Worsham moved to approve Resolution 2022-02-10 as presented

Second: Board Member Ward seconded the motion

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

J. RESOLUTION 2022-02-11: 905 FORSYTH STREET ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH 905 CORPORATION, FOR THAT CERTAIN REAL PROPERTY IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 074874 0000 (“PROPERTY”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

DIA’s Guy Parola introduced the resolution, stating that it would allow the developer temporary access to the site for a 3-month period to perform environmental, geotechnical, and other invasive due diligence activities. The activities will be at no cost to the City and the City will receive a copy of all reports and final work products that result from the agreement.

Motion: Board Member Ward moved to approve Resolution 2022-02-11 as presented

Second: Board Member Moody seconded the motion

Seeing no discussion, Chairman Gillam called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

K. RESOLUTION 2022-01-07: ORDINANCE 2021-0821 SELF STORAGE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) FORWARDING TO THE CITY COUNCIL ITS RECOMMENDATION REGARDING ORDINANCE 2021-0821, AN ORDINANCE SEEKING TO AMEND CERTAIN PROVISIONS OF SECTION 656.361.4.A (PERSONAL PROPERTY STORAGE) AND SECTION 656.361.5.2 (USES REGULATED BY DISTRICT); PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer reported that the resolution was discussed at the SIC meeting but a formal recommendation was not received. The Self Storage legislation sponsored by Council Member Gaffney seeks to allow self-storage facilities as permissible uses by exception in every district in downtown subject to certain design guidelines. Currently they are only permissible in the LaVilla and Brooklyn districts. The Downtown Development Review Board (DDRB) has recommended to add further amendments to the legislation as it relates to the design standards. She then spoke to the zoning maps provided to board members that show where storage facilities are allowed outside of the overlay, where facilities could be located within 250ft and 500ft of the boundary as discussed in SIC, as well as where existing storage facilities are located.

Steve Diebenow, of Driver, McAfee, Hawthorne & Diebenow, PLLC, representing the potential applicant, The Simpson Organization, spoke to the need for self-storage facilities in the downtown area, describing the legislation as “market driven.” He also stated that he is in agreement with the recommendations provided by the Downtown Development Review Board (DDRB) and is open to the idea of permitting them along the periphery of the boundary.

Board Member Moody expressed that he is in favor of letting the market decide the highest and best use for the product type within the downtown overlay and not recommending restrictions.

CEO Boyer clarified that the Board will need to provide a recommendation; Mr. Diebenow has stated that he will ask that the legislation be deferred in City Council if no recommendation is provided by the Board today.

Mr. Diebenow added that he will also be going to the Planning Commission upon receiving the DIA’s recommendation. After receiving the Planning Commission’s recommendation, he will proceed to the Land Use and Zoning Council Committee.

Motion: Board Member Gibbs moved to approve Resolution 2022-01-07, recommending approval of the legislation but restricting it to within 500 ft of the overlay boundary

Second: Board Member Ward seconded the motion

Chairman Gillam clarified that the motion’s recommendation is that the DIA recommends no changes to the overlay, however if City Council were to approve the changes anyway, the DIA provides the recommendations as described in Exhibit A.

Chairman Gillam called for a vote.

Vote: Aye: 6 Nay: 1 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-1-0. (WORSHAM)

Chairman Gillam temporarily closed the Community Redevelopment Agency meeting at 4:31 p.m. for purposes of taking up the action items in the Downtown Investment Authority meeting and allowing more time for staff to provide the Board with final copies of Resolution 2022-02-02: Riverfront Plaza Development Pad Disposition.

Chairman Gillam reopened the Community Redevelopment Agency meeting at 4:32 p.m.

L. RESOLUTION 2022-02-02: RIVERFRONT PLAZA DEVELOPMENT PAD DISPOSITION TERMS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE FRAMEWORK FOR THE TERMS AND CONDITIONS, SCORING CRITERIA, AND TIMELINE TO BE INCLUDED IN A FUTURE NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY REFERRED TO AS THE RIVERFRONT PLAZA DEVELOPMENT PAD (THE NORTHEAST CORNER OF THE FORMER JACKSONVILLE LANDING); AUTHORIZING THE MARKETING IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution and provided the changes that were approved at the Retail Enhancement and Property Disposition Committee (REPD) meeting that immediately preceded the Board meeting.

Motion: Recommended for approval out of the REPD Committee

Changes made to the Disposition Terms in REPD:

- 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.)

Changes made to the Scoring Criteria REPD:

- 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.”

Board Member Worsham suggested correcting a scrivener’s error, removing “Sky Terrace” from Page 9, Section 11, Subsection “o.”

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

IV. STAFFING REPORT REQUESTED BY BOARD

CEO Boyer reported on DIA’s organizational structure and spoke to the various positions that DIA is seeking to fulfill in the future.

Current Positions (in no specific order):

- Chief Executive Officer
- Director of Downtown Real Estate and Development
- Communication and Marketing Specialist
- Operations Manager
- Redevelopment Coordinator
- Administrative Assistant
- Financial Analyst
- Contract and Regulatory Compliance Manager
- Public Parking Officer/Office of Public Parking Staff
- Project Manager (vacant)

Needed Positions (in order of priority):

- Parking Manager (1)
- Downtown Activation & Programs Manager (2)
- Property Disposition & Real Estate Specialist (2)
- Procurement & Research Specialist (3)
- Contract Manager (3)
- Downtown Capital Projects & Maintenance Coordinator (3)
- Grant Writer (4)

V. NEW BUSINESS

None.

VI. CEO INFORMATIONAL BRIEFING

CEO Boyer reported the following:

- the Board has a project workflow sheet in their packet that describes all major projects currently in progress
- The DIA purchased a sponsorship of the DVI Gala
- Requested the Board to consider a consent agenda
- Suggested a summarized version of DIA incentives and illustrations of Jacksonville
- Notified the Board of a meeting with Carter this week

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 4:49 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 to acquire a recording of the meeting.



Downtown Investment Authority
Hybrid Meeting
Wednesday, February 23, 2022 – 4:31 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Craig Gibbs, Esq.; Todd Froats; David Ward, Esq.; and Ron Moody

DIA Board Members Excused: Bill Adams, Esq.; Oliver Barakat

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); and Wanda James Crowley, Financial Analyst (via Zoom)

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 4:31 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. JANUARY 19, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

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

Motion: Board Member Gibbs moved to approve the minutes as presented

Seconded: Board Member Froats seconded the motion

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2022-02-06: JAX RIVER JAMS CONTRIBUTION

A RESOLUTION A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A FIFTY THOUSAND DOLLAR (\$50,000.00) EVENT CONTRIBUTION TO THE DOWNTOWN VISION, INC. TO SUPPORT THE JACKSONVILLE RIVER JAMS EVENT; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2021-2022 ADMINISTRATIVE BUDGET’S EVENT CONTRIBUTION FUNDS; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESARRY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING EXECUTION OF AN EVENT CONTRIBUTION AGREEMENT OR FUNCTIONAL EQUIVALENT THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer introduced the resolution, stating that it provides a \$50,000 event contribution to DVI for the Jax River Jams concert series.

Chairman Gillam called for a motion.

Motion: Board Member Ward moved to approve Resolution 2022-02-06 as presented
Second: Board Member Citrano seconded the motion

Seeing no discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED 7-0-0.

V. NEW BUSINESS

None.

VI. CEO INFORMATIONAL BRIEFING

None.

VII. CHAIRMAN REPORT

None.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Chairman Gillam adjourned the meeting at 4:32 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 to acquire a recording of the meeting.