



Downtown Investment Authority
In Meeting Hybrid

Wednesday, January 20, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Ron Moody, Chairman; Braxton Gillam, Esq., Vice Chairman; Carol Worsham, Secretary; Oliver Barakat; Craig Gibbs, Esq.; David Ward, Esq.; Jim Citrano; Bill Adams, Esq.; and Todd Froats (* Participated virtually pursuant to Section 6.4 of the DIA Bylaws.)

DIA Board Members Excused: None

Mayor's Staff: None

Council Members: Council Member LeAnna Cumber, District 5

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; and Ina Mezini, Marketing and Communications Specialist.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Moody called the CRA Board Meeting to order at 2:00 p.m. and provided a statement relating to COVID-19.

Chairman Moody read an opening statement regarding authority and procedures for the virtual meeting.

Beginning with Board Member Citrano, each member introduced themselves while stating how many years each has been a member of the DIA Board.

II. PUBLIC COMMENTS

Chairman Moody provided instruction for the public comment process.

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:

Charlie Cofer, Esq., Public Defender's Office

Spoke to parking rates in the library garage and requested City employee discounts be extended to the Public Defenders office

Nancy Powell

Spoke to riverfront parks, representing Riverfront Parks Now advocacy group. *Due to technical difficulties Nancy Powell's comments were deferred until end of the meeting.*

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. NOVEMBER 18, 2020, APPROVAL OF THE COMMUNITY REDEVELOPMENT AGENCY MEETING REVISED MINUTES

Not provided for action.

B. RESOLUTION 2021-01-03: RELATED GROUP REVISED TERM SHEET

A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO NEGOTIATE AND ENTER INTO A REDEVELOPMENT AGREEMENT FOR THE CONVEYANCE OF AN APPROXIMATELY 3.43 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED GENERALLY BETWEEN MUSEUM CIRCLE AND THE ST. JOHNS RIVER, BETWEEN ST. JOHNS RIVER PARK AND MOSH ON THE EAST AND ST JOHNS MARINA BOAT RAMP AND THE ACOSTA BRIDGE ON THE WEST, AS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 080270-1000 AND 08270-1001 TOGETHER WITH A PORTION OF PARCEL 080269-0500, COLLECTIVELY “THE PROPERTY”; APPROVING THE TERMS AND CONDITIONS OF SAID DISPOSITION INCLUDED AS EXHIBIT ‘B’; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; 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, PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Steve Kelley, Director of Downtown Real Estate and Development, provided a summary of Resolution 2021-01-03 and presented the terms of the revised Related Group Term Sheet approved as part of Resolution 2020-11-01. As part of his presentation, Mr. Kelley identified modifications and additions to the Term Sheet previously approved by Resolution 2020-11-01, including:

- Modification of the Right-of-First Refusal for that City-owned property currently housing the Museum of Science and History;
- Provisions for a Completion Guarantee with the City as a beneficiary;
- Modifications to the restaurant parcel;

- An additional City incentive of \$500,000 to offset additional costs relating to soil stabilization; and
- The addition of a 158 square foot frontage parcel within the development site.

The above modifications are not intended to be a complete identification of all changes, material or otherwise, to the term sheet approved by Resolution 2020-11-01.

Strategic Implementation Committee (“SIC”) Chair Oliver Barakat presented the SIC Report.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Board Member Ward

- Requested clarification on Term Sheet language for the Completion Guarantee, more specifically seeking assurances that no language in the Term Sheet gave the Developer an option to provide the Completion Guarantee, as opposed to a mandate to provide such. Both Mr. Kelley and Developer representative Steve Diebenow, Esq., confirmed that providing a Completion Guarantee with the City as co-beneficiary with the Senior Lender or direct beneficiary of a stand-alone agreement is a mandate, not an option. However, the form of such agreement will mirror what is provided to the Senior Lender and will not be subject to negotiation by the City. Modification to the term sheet to capture this distinction more clearly was made by Mr. Ward.

Board Member Oliver Barakat

- Speaking to the restaurant pad, sought confirmation as to final location and design going through the Downtown Development Review Board (“DDRB”) process. Confirmation was provided by Mr. Kelley.

Board Member Froats:

- Speaking to the Right of First Refusal: approves of the language modifications as contained in the revised Term Sheet.
- Speaking to the Site Plan: concerned about the 6’ sidewalk width along the western site boundary.

Vice Chair Gillam:

- No comments.

Secretary Worsham:

- No comments.

Board Member Gibbs:

- No comments.

Board Member Citrano:

- No comments.

Board Member Adams

- Speaking to the Right of First Refusal: requested that Mr. Kelley provide a further summary. Mr. Kelley provided a summary of the revised language. Mr. Adams offered that he could not support the Resolution and term sheet as presented due to the provision of the Right of First Refusal as negotiated.

CEO Boyer, speaking to questions regarding timing of the restaurant pad development approval raised by Secretary Worsham and Board Member Barakat, provided clarification and identified the specific section of the Term Sheet governing such.

Motion: Board Member Ward moved to adopt Resolution 2021-01-03 with the following Term Sheet amendment:

Developer Obligation section, Subsection 2, the last sentence to read: “Developer will provide to the City, in the form of which to be in developer's sole and reasonable discretion, a completion guarantee” [with remaining language in the term sheet to remain]

Seconded: Vice Chair Gillam seconded the motion.

| *Ms. Mezini reads Board Member Citrano’s voting conflict Form 8B into the record pursuant to Section 112.3143 of the Florida Statutes.*

Vote: **Aye: 8** **Nay: 1** (Adams) **Abstain: 0**

THE MOTION PASSED 8-1-0.

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C. RESOLUTION 2021-01-04: BAPTIST CONVENTION BUILDING & FEDERAL RESERVE BUILDING – DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR RENOVATIONS TO THE FLORIDA BAPTIST CONVENTION BUILDING LOCATED AT 218 W CHURCH STREET AND THE FEDERAL RESERVE BUILDING LOCATED AT 424 N HOGAN STREET (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH JWB REAL ESTATE CAPITAL (“JWB”) OR ASSIGNS (“DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); 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.

Steve Kelley, Director of Downtown Real Estate and Development, provided a summary of Resolution 2021-01-04.

Mr. Kelley stated that Resolution 2021-01-04 is an application for Downtown Preservation and Revitalization Program (“DPRP”) for the former Florida Baptist Conventional Building located at 218 West Church Street and the former Federal Reserve Building located at 424 North Hogan Street. Mr. Kelley noted that The Historic Preservation section of the Planning and Development Department has reviewed the application in conjunction with the application to the State Historic Preservation Office, SHPO, and the National Park Service for historic tax credits, which are integral to the capital stack.

After providing a summary of the DPRP process, Mr. Kelley presented the terms of the funding, as contained in Exhibit A attached to Resolution 2021-01-04, including DPRP funding in an amount up to \$8,624,321.

Strategic Implementation Committee (“SIC”) Chair Oliver Barakat presented the SIC Report.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Vice Chair Gillam:

- Speaking to how loans are funded, asked of staff: Are these loans based upon projected expenses or based upon actual costs as they are incurred? CEO Boyer confirmed paid after costs incurred and verified.

- Expressed concerns regarding the project’s Return on Investment; with specific reference to the Hogan Street portion [Federal Reserve Building] expressed concerns about the potential consequence of inflated property sales prices through infusion of City incentives into the capital stack.

Secretary Worsham:

- Speaking to the DPRP, inquired as to the difference between “restoration” and “rehabilitation”. CEO Boyer provided clarification, defining “restoration” as addressing finishes.
- Speaking to the state of the building[s], questioned if 24-month completion time is adequate. Mr. Kelley identified the developer’s contractor and their experience in historic restoration/rehabilitation projects as being sufficient to complete the project in the 24-month time frame.

Board Member Adams:

Meeting paused due to technical difficulties.

Meeting reconvenes with Board Member Adams continuing:

- Speaking to Return on Investment, views ROI on projects such as this as just one metric, with the value of saving historic buildings as the stronger metric.

Board Member Citrano:

- Speaking to the deferred principal loan, asks Mr. Kelly to confirm the ten year maturity and due-on-sale clause, to which Mr. Kelley confirms the ten year maturity and clarifies that there is not a restriction on sale and added that Principal may be paid down to 50% after the fifth year.
- Speaking to Return on Investment, echoes Board Member Adams.

Board Member Froats:

- Addressing the developer, asks for clarification on property purchase and the 24-month completion timeframe. Mr. Alex Sifakis confirms that the properties have been purchased.

Due to technical difficulties, Mr. Sifakis is inaudible, and his representative Steve Diebenow, Esq., continues to address the questions.

Mr. Diebenow expands on the purchase price and concerns brought up by Vice Chair Gillam as echoed by Board Member Froats. Mr. Diebenow confirms confidence in a 24-month completion horizon.

Board Member Gibbs:

- Speaking to Return on Investment, echoes Board Members Adams and Citrano.

Board Member Ward:

- No Comments.

Chairman Moody:

- Provided comments on this project's relationship to other projects in the area.

Chairman Moody opened the floor to additional Board Member comments.

Vice Chair Gillam:

- Speaking to Return on Investment, clarified that his concern is relating purchase price to equity.

Board Member Citrano:

- Speaking to Sources and Use, suggests that developers provide evidence of 100% project funding, recognizing that City funding only paid upon completion.

Chairman Moody recognizes Councilperson Cumber.

Councilperson Cumber:

- No comments.

Motion: Board Member Adams moved approve Resolution 2021-01-04 as provided to the Board.

Seconded: Board Member Barakat seconded the motion.

Vote: Aye: 8 Nay: 1 (Gillam) Abstain: 0

THE MOTION PASSED 8-1-0.

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D. RESOLUTION 2021-01-05: REGIONS JACKSONVILLE HEADQUARTERS DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) AND ECONOMIC DEVELOPMENT GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING AN ECONOMIC DEVELOPMENT GRANT AND RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR RENOVATIONS TO THE REGIONS BANK HEADQUARTERS LOCATED AT 51 W. BAY STREET, RE# 073663 0000 (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION (“REGIONS”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); 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.

Steve Kelley, Director of Downtown Real Estate and Development, provided a summary of Resolution 2021-01-05 and a summary of terms, including: \$900,000 in DPRP forgivable loans, and a \$200,000 Economic Development Grant structured as matching funds relating to the sale of adjacent property.

Strategic Implementation Committee (“SIC”) Chair Oliver Barakat presented the SIC Report.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Vice Chair Gillam:

- No comments.

Secretary Worsham:

- Sought clarification on the funding terms, to which CEO Boyer provided.
- Speaking to DPRP funding draws and statements made by Mr. Kelley regarding uncertainty in timing of funds, asked if Regions should come back with a defined plan for funding draws.

Representing Vystar, Steve Diebenow, Esq., asks to be recognized by the Chair. After being recognized by the Chair, Mr. Diebonow provides clarification on the relationship between Regions and the Vystar parking garage [previously approved by DIA].

Board Member Adams:

- No Comments.

Board Member Barakat:

- No Comments.

Board Member Citrano:

- No Comments.

Board Member Gibbs:

- No Comments.

Board Member Ward:

- Speaking to the \$200,000 Economic Development Grant, asked of Mr. Kelley if it was common for DIA to provide funding assistance for professional and legal service fees. CEO Boyer responds that it is out of the ordinary, but analogous to the purposes of providing parking incentives, further citing the Florida Blue parking garage completion grant.

Board Member Froats:

- Speaking to the \$900,000 DPRP grant, recognized that this is a unique situation and should not be considered by others as precedent.

Chairman Moody recognizes Councilperson Cumber.

Councilperson Cumber:

- No comments.

Chairman Moody recognizes Steve Diebenow, Esq.

Mr. Diebenow:

- Speaking to the multi-year tranche requests, recommends that the Term Sheet be amended to include clarifications that Regions may seek up to two (2) tranche requests a year, but no more than five (5) in total.

Motion: Board Member Ward moved to adopt Resolution 2021-01-04 with the following Term Sheet amendment:

“There may be up to two (2) [tranche] requests by the Developer [Regions] per year.”

Board Member Gibbs asks for clarification on tranche requests for the DPRP funds, specifically any limitation on per-tranche funding amount. CEO Boyer clarifies that there is no limitation on a per-tranche request amount.

Seconded: Board Member Gibbs seconded the motion.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED 9-0-0.

E. RESOLUTION 2021-01-06: VISTA BROOKLYN ADDITIONAL RECAPTURED ENHANCED VALUE (“REV”) GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) APPROVING CHANGES TO THE SCOPE OF THE PROJECT IMPROVEMENTS OF THE PREVIOUSLY EXECUTED REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND HP-BDG 200 RIVERSIDE, LLC, DATED MAY 15, 2017 FOR THE 200 RIVERSIDE AVENUE APARTMENTS PROJECT (A/K/A VISTA BROOKLYN), WITH ALL OTHER TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT REMAINING UNCHANGED; AUTHORIZING THE AWARD OF A SUPPLEMENTAL REV GRANT IN ACCORDANCE WITH THE TERMS ATTACHED HERETO AS EXHIBIT A; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE “CEO”) TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE PREVIOUS REDEVELOPMENT AGREEMENT AND APPROVE THE SUPPLEMENTAL REDEVELOPMENT AGREEMENT; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Steve Kelley, Director of Downtown Real Estate and Development, provided: a summary of Resolution 2021-01-06; a summary of the operative change from the previously approved REV Grant by allowing for both ground-floor retail and Class A office space; and a summary of terms. The terms include: a term of 10-years with a maximum REV Grant value of \$1,556,000, which is in addition to the current \$9,000,000 REV Grant.

Strategic Implementation Committee (“SIC”) Chair Oliver Barakat presented the SIC Report.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Secretary Worsham:

- Speaking to the uniqueness of the request, asked if this would affect other projects. Citing “The Ford on Bay” and challenges with requiring ground floor retail in this economic environment, spoke to a potential need for new-construction ground floor funding assistance.

Board Member Adams:

- Echoed CEO Boyer’s discussion on a need for new ground floor retail funding assistance.

Board Member Citrano:

- Acknowledged his filing of form 8B.
- Speaking to a REV Grant of \$1,556,000, asked if the \$120 per square foot of which it is based relates to allocated cost of retail space or projected improvement costs. Mr. Kelley clarified that the \$125 per square is a combination of rent abatement and tenant improvements.

Board Member Froats:

- Acknowledges that these are unique economic times justifying the request, but that he would otherwise not be supportive of the request.

Board Member Gibbs:

- Echoed Board Member Froats.

Board Member Ward:

- No Comments.

Chairman Moody recognizes Councilperson Cumber.

Councilperson Cumber:

- No comments.

Chairman Moody:

- Echoes the comments of Board Members Froats and Gibbs.

Ms. Mezini reads Board Member Citrano’s voting conflict Form 8B into the record pursuant to Section 112.3143 of the Florida Statutes.

Motion: Secretary Worsham moved approve Resolution 2021-01-06 as provided to the Board.

Seconded: Board Member Gibbs seconded the motion.

Vote: **Aye: 9 Nay: 0 Abstain: 0**

THE MOTION PASSED 9-0-0.

ADJOURNMENT: Chairman Moody adjourned the Community Redevelopment Agency portion of the meeting at 3:33 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 Ina Mezini at rmezini@coj.net to acquire a recording of the meeting.



Downtown Investment Authority
In Person Hybrid

Wednesday, January 20, 2021, at 3:33 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Ron Moody, Chairman; Braxton Gillam, Esq., Vice Chairman; Carol Worsham, Secretary; Oliver Barakat; Craig Gibbs, Esq.; David Ward, Esq.; Jim Citrano; Bill Adams, Esq.*; and Todd Froats (* Participated virtually pursuant to Section 6.4 of the DIA Bylaws.)

DIA Board Members Excused: None

Mayor's Staff: None

Council Members: Council Member LeAnna Cumber, District 5

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; and Ina Mezini, Marketing and Communications Specialist.

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Moody called to order the Downtown Investment Authority Board Meeting at 3:33 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. NOVEMBER 18, 2020, DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Not provided for action.

B. RESOLUTION 2021-01-01: OFF STREET PARKING RATES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) AND THE CITY’S PUBLIC PARKING OFFICER TO ADOPT REVISIONS TO THE OFF-STREET PARKING RATE SCHEDULE FOR EACH MUNICIPAL PARKING LOT FACILITY; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer noted that as previously approved garage parking rate structures were being implemented, numerous parking arrangements, as opposed to contractually memorialized arrangements, were discovered and likewise not addressed in the Tim Haahs study. Speaking to the specific request made by Mr. Cofer to extend City employee parking rate discounts to the Public

Defenders Office, CEO Boyer spoke more globally to the expiration of other parking discounts, as recommended by the Tim Haahs study (e.g. Jessie Ball DuPont). CEO Boyer acknowledged that, due to COVID, many parking spaces are unused, at least temporarily.

Chairman Moody recognizes John Crescimbeni, Contract and Regulatory Compliance Manager.

Mr. Crescimbeni expounded upon CEO Boyer's comments regarding the discovery of parking arrangements not otherwise memorialized contractually. Mr. Crescimbeni further discussed a need to establish a nighttime parking rate in the Ed Ball garage, and the challenges of implementing parking voucher programs.

Mr. Crescimbeni provided a Table of Rates, with revisions as proposed, specifically noting: a night time monthly parking rate of \$80.00 for the Ed Ball parking garage; a \$120.00 reserved rate in the Duval Street (a/k/a Library) garage; and transient garage rates at the Ed Ball Garage of \$1 for the first half-hour, \$2 for the second half-hour; \$3 for the third half-hour; \$4 for the fourth half-hour; and rates of \$20.00 per hour for the third and fourth hours to a maximum of \$50.00.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Vice Chair Gillam:

- Speaking to extending discount rates to the Public Defenders Office, inquired as to the need to file legislation. CEO Boyer clarified DIA's ability to set rates with notification of those rates to City Council, further explaining that absent action by City Council within 30 days of notification those DIA approved changes would become effective. Mr. Gillam notes his support of the extension of employee discounts to the Public Defenders Office through 2021.

Secretary Worsham:

- No comments.

Board Member Adams:

- Expressed concern over implications to others by the extension of City Employee discount rates to the Public Defenders Office.

Board Member Citrano:

- Echoed Board Member Adams' concern over implications to others by the extension of City Employee discount rates to the Public Defenders Office.

Board Member Froats:

- Spoke in favor of the proposed rates.

Board Member Gibbs:

- Addressing CEO Boyer, requested clarification on the City Employee parking discount. CEO Boyer provided legislative clarifications.
- Echoed Vice Chair Gillam’s concerns regarding the implications to other of extending the City Employee parking discount to the Public Defenders Office.

Chairman Moody recognizes Mr. Crescimbeni

Mr. Crescimbeni:

- Provides further legislative history on the City Employee parking discount program.

Chairman Moody recognizes CEO Boyer

CEO Boyer:

- Speaking to the rate changes as proposed, this is a separate action from extension of any parking discount program.
- Speaking to extension of a parking rate discount to the Public Defenders Office, instructed that this would be a separate action.

Board Member Ward:

- No Comments.

Chairman Moody:

- No Comments.

Motion: Secretary Worsham moved to approve Resolution 2020-01-01 as provided to the Board.

Seconded: Board Member Gibbs seconds the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED 9-0-0.

Chairman Moody recognizes Vice Chair Gillam, at which point the following actions occur:

Motion: Vice Chair Gillam moved to extend a 50% parking rate discount to employees of the Public Defenders Office.

Seconded: Board Member Gibbs seconds the motion

Chairman Moody recognizes Board Member Barakat.

Board Member Barakat:

- Speaking to comments made by Vice Chair Gillam regarding an extension of City Employee 50% parking rate discounts to the Public Defenders Office, sought clarity that Mr. Gillam was proffering this extension.

Discussion between CEO Boyer and various Board Members regarding the rates that would be the baseline for any discount extended to the Public Defenders Office occurred. The discussion resulted in a clarification that a parking discount rate would be applied to the baselines monthly rate of \$80.00; i.e., a 50% discounted rate would be \$40.00 per month.

Vice Chair Gillam:

- Clarified that his proposal was to extend the 50% discount to the Public Defenders Office employees through September 30, 2021.

Board Member Adams:

- Speaking to the rate chart included as part of Resolution 2021-01-01 and the Public Defenders Office 13 vehicles currently not being charged a monthly parking rate: notes a difference between individual employee and fleet vehicles.
- Requested clarity on the motion, specifically if the rate structure provided as part of Resolution 2021-01-01 would apply to individual and fleet vehicles, citing the parking of City fleet vehicles in garages at no cost to the City.

Chairman Moody calls for the vote.

Vote: Aye: 7 Nay: 2 (Adams, Froats) Abstain: 0

THE MOTION PASSED 7-2-0.

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C. RESOLUTION 2021-01-02: ON STREET PARKING RATES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) AND THE CITY’S PUBLIC PARKING OFFICER TO ADOPT A REVISION TO THE ON-STREET PARKING RATES; PROVIDING FOR AN EFFECTIVE DATE.

John Crescimbeni, Contract and Regulatory Compliance Manager, provided a summary of the rate structure for on street parking that would be effectuated with the adoption of Resolution 2021-01-02. Mr. Crescimbeni guided the Board to the attachment to Resolution 2021-01-02, which is the rate structure recommended by Tim Haahs in 2019. Proposed rates for on street parking within high demand areas are: \$1 for each of the first two (2) half-hour periods, increasing to a rate of \$2 per hour for each hour thereafter. In low-demand areas, the current rate of \$0.50 per hour would continue.

Chair Moody then brought the item into the Committee for discussion. In order of Board Member acknowledged by the Chair, the following discussion occurred:

Board Member Ward:

- No Comment.

Board Member Gibbs:

- Questioned the reasoning for keeping low demand areas at \$0.50 per hour. Mr. Crescimbeni stated that, in part, it is due to low demand areas have mechanical (i.e. coin operated) meters.

Board Member Froats:

- Speaking to low demand area mechanical meters, would support revised rates being extended to these low demand areas once technological meter changes permits.

Board Member Citrano:

- No comments.

Board Member Barakat:

- No comments.

Board Member Adams:

- No Comments.

Secretary Worsham:

- Thank staff for the effort.

Vice Chair Gillam:

- No Comments.

Motion: Vice Chair Gillam moved adopt Resolution 2021-01-02 as provided to the Board.

Seconded: Secretary Worsham seconds the motion

Vote: **Aye: 9** **Nay: 0** **Abstain: 0**

THE MOTION PASSED 9-0-0.

V. NEW BUSINESS

None.

VI. DRI UPDATE

Guy Parola, Operations Manager, provided a brief update, confirming that the DRI is officially abandoned, and discussed next steps.

VII. CEO INFORMATIONAL BRIEFING

- Speaking to the BID and CRA Update, CEO Boyer presented and discussed a district parks map;
- CEO Boyer provided an update on The District; and
- CEO Boyer provided a summary and update on the Landing Design RFP.

VIII. CHAIRMAN REPORT

- Requested that staff supply reports and documents at least seven (7) days prior to a meeting; and
- Speaking to a map of developments in Downtown, discussed the development accomplishments completed, in permitting and pending.

Chairman Moody recognizes Board Member Froats.

Board Member Froats:

- Speaking to The District as a reference, noted that the Board should capitalize on large developments as they arise.

Chairman Moody recognizes Nancy Powell.

Nancy Powell: no further comments made

IX. ADJOURN

ADJOURNMENT: Seeing no further discussion from the Board, Chairman Moody adjourned the meeting at 4:45 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 Ina Mezini at rmezini@coj.net to acquire a recording of the meeting.