



Downtown Investment Authority
Hybrid Virtual In-Person Meeting
Wednesday, March 15th, 2023 at 2:00 p.m.
REVISED

MEMBERS:

Carol Worsham, Chair
Jim Citrano, Vice Chair
Oliver Barakat

Craig Gibbs, Esq.
Braxton Gillam, Esq.
George Saoud, Esq.

BOARD MEMBERS EXCUSED:

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. COMMUNITY REDEVELOPMENT AGENCY

- A. January 18th, 2023 Community Redevelopment Agency Meeting Minutes
- B. Consent Agenda
 - i. Resolution 2023-02-01: Southside TID Budget Unallocated
 - ii. Resolution 2023-02-03: JFRD Parking Disposition
 - iii. Resolution 2023-02-04: Carter Extension
 - iv. Resolution 2023-03-01: Northbank TID Budget Amendment Professional Services
 - v. Resolution 2023-03-03: Southside TID Budget Amendment Flagler Avenue
 - vi. Resolution 2023-03-04: Northbank TID Budget Amendment Historic Markers
 - vii. Resolution 2023-03-05: Southside TID Budget Amendment Riverwalk Enhancement
 - viii. Resolution 2023-03-06: 333 East Bay Street Downtown Preservation and Revitalization
 - ix. Resolution 2023-03-08: Northbank TID Budget Amendment Riverfront Plaza Speakers and Projectors
 - x. Resolution 2023-03-09: Southside TID Budget Amendment Broadcast Place Park
- C. Resolution 2023-03-07: Ambassador Hotel Extension
- D. Other Matters to be Added at the Discretion of the Chair

IV. DOWNTOWN INVESTMENT AUTHORITY

- A. January 18th, 2023, Downtown Investment Authority Board Meeting Minutes
- B. Consent Agenda
 - i. Resolution 2023-02-02: Regions Downtown Preservation and Revitalization Program Loan
 - ii. Resolution 2023-03-02: Downtown Economic Development Fund Budget Amendment
 - iii. Resolution 2023-03-10: Winterland Contribution
- C. Other Matters to be Added at the Discretion of the Chair

V. OLD BUSINESS

VI. NEW BUSINESS

VII. CEO INFORMATIONAL BRIEFING

VIII. CHAIRMAN REPORT

IX. ADJOURN

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

PLEASE NOTE: The multipurpose room will **not be accessible through the Main Street entrance**. The Main Street entrance will be closed. Please use the Laura Street entrance to enter the building.

Directions to Multipurpose Room: Upon entering Laura Street entrance to the library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Meeting

<https://zoom.us/j/94074017448?pwd=WklzbHNRRCT6cFBqL0M4YkNrMkxrQT09>

Meeting ID: 940 7401 7448

Passcode: 642945

One tap mobile

+1 (301) 715-8592 (Washington D.C.)

+1 (312) 626-6799 US (Chicago)

Find your local number: <https://zoom.us/u/acIhApg5DJ>



Downtown Investment Authority
Hybrid Meeting
Wednesday, March 15, 2023 – 2:00 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members (BM): Carol Worsham, Chair; Jim Citrano, Vice Chair; Oliver Barakat; George Saoud, Esq.; Craig Gibbs, Esq.; Braxton Gillam, Esq.

DIA Board Members Excused: None.

Mayor's Staff: None

Council Members: None.

DIA Staff: Lori Boyer, Chief Executive Officer; Wanda J. Crowley, Financial Analyst; Steve Kelley, Director of Downtown Real Estate and Development; Ina Mezini, Strategic Implementation Coordinator; Guy Parola, Operations Manager; Antonio Posey, Project Manager and Jovial Harper, Administrative Assistant.

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER:

Chair Worsham called to order the Downtown Investment Authority Meeting at 2:00 p.m.

II. PUBLIC COMMENTS

The following speakers provided public comment:

John Nooney spoke regarding downtown access.

Stanley Scott spoke (at end of the meeting) regarding access and the ability to contribute to projects considered within Lavilla.

III. COMMUNITY REDEVELOPMENT AGENCY

A. January 18th, 2023 Community Redevelopment Agency Meeting Minutes

Motion: Board Member Gillam moved to approve the minutes

Seconded: Vice Chair Citrano seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

B. CONSENT AGENDA

Board Member Citrano advised he filed Form 8B in Committee regarding 2023-02-03 and was granted the ability to vote.

- i. Resolution 2023-02-01: Southside TID Budget Unallocated
- ii. Resolution 2023-02-03: JFRD Parking Disposition
- iii. Resolution 2023-02-04: Carter Extension
- iv. Resolution 2023-03-01: Northbank TID Budget Amendment Professional Services
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- vii. Resolution 2023-03-05: Southside TID Budget Amendment Riverwalk Enhancement
- viii. Resolution 2023-03-06: 333 East Bay Street Downtown Preservation and Revitalization
- ix. Resolution 2023-03-08: Northbank TID Budget Amendment Riverfront Plaza Speakers and Projectors
- x. Resolution 2023-03-09: Southside TID Budget Amendment Broadcast Place Park
- vi. Resolution 2023-03-07: Ambassador Hotel Extension

Staff member Kelley spoke to the specifics of the request for extension from the Ambassador Hotel, the duration of the extension request and the requirement for City Council to also participate in furthering the extension.

The Developer replied to the Committee through the Chair to explain the reasons for the delays and the expected resolution to the deferment in completing the project.

CEO Boyer spoke to being transparent with the Board to ensure whatever is being presented before Council, the Committee and Board is fully aware of the request(s). She recommended to adopt the Resolution as it is to start the process for the extension. If any extensions are needed with Council's approval the process will have been initiated prior to presenting this request again to the Board.

Motion: Board Member Gillam moved to approve the Consent Agenda.

Seconded: Board Member Gibbs.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

- viii. Resolution 2023-03-06: 333 East Bay Street Downtown Preservation and Revitalization

Staff member Kelley spoke to the specifics of this request in light of the recent complaint received.

Board Member Gilliam confirmed the Strategic Implementation Committee recommended an approval for this Resolution without any opposition. He stated this item should not have been removed from the Consent Agenda as the one complaint does not warrant its removal.

Board Member Barakat questioned development equity reflected as less than the city's incentives; whether or not this was normal.

Staff member Kelley clarified according to guidelines the requirements, the minimums and maximums of a Developer's equity. He states this is not abnormal.

Board Member Barakat commented on the noise complaint in surrounding the Berkley, downtown. He stated this is a consequence of urban living. Inquired whether the Committee would have changed their recommendation with the reported complaint.

Board Member Gibbs confirmed his attendance at the Committee meeting and stated he would not have changed his voted because of this one complaint. He sees the potential in the upcoming projects in the area and feels this is a win for the city.

George Saoud agrees with Mr. Gibbs regarding new improvements; noise nuisance may resolve itself in time.

Board Member Gilliam reiterates downtown living in all cities is substantially louder than other areas of towns. He too agrees the one complaint does not change his opinion.

Vice Chair Citrano is in favor of the project. He agrees with the former comments of the Board Members.

Board Member Barakat states one complaint will not void the gains that will come from the development of this area of Downtown.

Chair Worsham confirmed Bay St. has been designated as an Entertainment district. The noise nuisances is an issue of enforcement. Initiated a vote:

Vote: Aye: 6 Nay: 0 Abstain: 0

C. RESOLUTION 2023-03-07: AMBASSADOR HOTEL EXTENSION

Board Member Kelley spoke regarding the details of the deferment request from this resolution.

Board Member Gillam clarified the deferment of this resolution from Committee to the Board was due to the request to obtain an update from the developer.

Developer George Bochis provided the Board and in depth explanation for the delays.

Board Member Gilliam inquired Mr. Bochis' level of confidence in the project's completion. He also offered a suggestion to give CEO Boyer the authorization to extend the timeline to the limits within guidelines.

CEO Boyer spoke to the timeline to draft an agreement within a sufficient time for Council to review and take action. She suggested to leave the extension to September with authorization given to the CEO to extend with a expiration date.

Chair Worsham inquired if an amendment should be provided to the Resolution or to approve the Resolution as it stands?

CEO Boyer recommends this approval of the Resolution as it stands.

Motion: Board Member Gillam moved to approve Resolution 2023-03-07.
Seconded: Board Member Gibbs.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

IV. DOWNTOWN INVESTMENT AUTHORITY

A. JANUARY 18TH, 2023, DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Motion: Vice Chair Citrano moved to approve the minutes
Seconded: Board Member Gilliam.

Vote: Aye: 6 Nay: 0 Abstain: 0

B. CONSENT AGENDA

Board Member Barakat advised he filed a Form 8B regarding Resolution 2023-02-02.

- i. Resolution 2023-02-02: Regions Downtown Preservation and Revitalization Program Loan
- ii. Resolution 2023-03-02: Downtown Economic Development Fund Budget Amendment
- iii. Resolution 2023-03-10: Winterland Contribution

V. OLB BUSINESS

VI. NEW BUSINESS

Chair Worsham spoke concerning next year's budget. She stated the success of the discussion was due to the in depth review provided by the Downtown Investment Authority's Workshop.

CEO Boyer confirmed Iguana is set to close. Lynch is scheduled to close in July. The Tax Increment District Northbank and Southbank will be disclosed in April's meeting. She requests as many Board Members as possible to attend the Finance and Budget meeting.

VII. CEO INFORMATIONAL BRIEFING

CEO Boyer presented a PowerPoint Presentation which provided a visual update on the progression of the projects within the DIA. She introduced the new DIA staff members: Jovial Harper and Ric Anderson.

Vice Chair Citrano questioned if the 1 Riverside Public Infrastructure component is in process?

CEO Boyer advised the design is approved. She provided the timeline for completion, which will synchronize with the completion of the Retail Space improvement.

Board Member Barakat inquired if the process for the business plan in Lavilla could commence?

CEO Boyer advised Parks and Plans has a recommendation. There is a responsibility to maintain the cultural elements, she does not desire the sole responsibility to remain within the DIA. She suggests a cooperation with LaVilla Heritage Trail, incorporating their ideas and recommendations.

CEO Boyer confirmed the recommendation that was presented to Council for the new Board Member, Joshua Garrison. She stated the upcoming budget will allow for more discretionary funding. There remains two vacant positions within DIA and marketing/advertising is beginning the process to obtain interested parties. She provided an update on Capital Projects, Emerald Trail update provided, Perkins and Will, Park Street. She concluded with the various Development updates throughout the DIA demographic.

Administrative Assistant Jovial read into the record Form 8B: Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers: 'Pursuant to Section 112.3143 of Florida Statutes, a Form 8B-Memorandum of Voting Conflict- filed by Board Member Oliver Barakat, prior to this meeting. A conflict Resolution 2023-02-02 for the following reason(s): "I am an independent contractor to CBRE and Regions Bank is a CBRE client."

VII. ADJOURN

Chair Worsham adjourned the Downtown Investment Authority Meeting at 3:40 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, transcripts are available upon request. Please contact Jovial Harper at HarperJ@coj.net to acquire a recording of the meeting.