



Downtown Investment Authority
Hybrid Meeting
Thursday, September 2, 2021 – 3:30 p.m.

Community Redevelopment Agency
MEETING MINUTES

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

DIA Board Members Excused: David Ward, Esq. and Craig Gibbs, 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; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 3:31 p.m.

Chairman Gillam announced each DIA Board Member and DIA staff present.

II. PUBLIC COMMENTS

Chairman Gillam opened the floor to public comment.

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:

Groundworks Jax
Susan Cavin
Nancy Powell
Stanley Scott
John Nooney

Support for One Riverside Ave Project
Site Design of One Riverside Ave Project
Statement from Ted Pappas re: Site Design
Building Designs in Downtown
Nonmotorized Boat Launch; Public Access to Riverfront

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. RESOLUTION 2021-08-01: ONE RIVERSIDE AVE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING THE TERMS AND CONDITIONS, AS MORE FULLY IDENTIFIED IN EXHIBIT A, FOR THE REDEVELOPMENT OF DUVAL COUNTY TAX PARCEL NUMBER 088967 0000 (“PROPERTY”) BY FUQUA DEVELOPMENT, LLC (“DEVELOPER”), INCLUDING THE APPROVAL OF A MULTI-FAMILY RECAPTURED ENHANCED VALUE GRANT (“RESIDENTIAL REV GRANT”); APPROVAL OF A RETAIL RECAPTURED ENHANCED VALUE GRANT (“RETAIL REV GRANT”); APPROVAL OF A MIXED-USE RECAPTURED ENHANCED VALUE GRANT (“MIXED-USE REV GRANT”); APPROVAL OF A COMPLETION GRANT; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT PURSUANT TO EXHIBIT A TERMS AND CONDITIONS; RECOMMENDING THAT CITY COUNCIL APPROVE A REDEVELOPMENT AGREEMENT PURSUANT TO EXHIBIT A, TERMS AND CONDITIONS; RECOMMENDING THAT CITY COUNCIL VACATE APPROXIMATELY 0.12 ACRE OF RIGHT-OF-WAY AND 0.12 ACRE OF DRAINAGE EASEMENT (“EASEMENT”); RECOMMENDING THAT CITY COUNCIL APPROVE THE PURCHASE OF APPROXIMATELY 4.6 ACRES OF UPLAND AND SUBMERGED LANDS FOR \$6,040,680 TO FACILITATE WIDENING AND RELOCATION OF MCCOYS CREEK AND CREATION OF A NEW CITY PARK; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING BUT NOT LIMITED TO THE FILING OF LEGISLATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, OR THEIR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer presented Resolution 2021-08-01, discussing the following:

- Previous requests have now been incorporated into the terms
 - Riverfront restaurant included in Phase 1 in one of two possible locations. Both include outdoor dining space.
 - Up to 50 percent of constructions costs or \$750,000 max Forgivable Loan
 - The liquidated damages provision has been eliminated. If the McCoy’s project is not completed within 6 months following the timeframe and the date set out in the performance schedule in the term sheet, the developer has the option of requiring the City to purchase the property designated for Phase 2.
 - Revisions were made to the percentage of City investment to developer costs

Motion: Board Member Moody moved to approve Resolution 2021-08-01 as presented

Second: Board Member Froats seconded the motion

Chairman Gillam opened the floor for discussion.

Board Member Froats thanked the developer for continuing to work with the DIA. He also stated that he appreciates the changes that have been incorporated, adding that the Board has made it clear their desire for there to be public use of riverfront property.

Board Member Froats stated that the funds being used are not current funds, they are funds coming in with 75 percent of it going back. The City will net the other 25 percent.

Board Member Froats stated that the site would be great for a kayak launch and looks forward to seeing the land redeveloped.

Board Member Worsham stated that it is important to remember that the designs are conceptual and detailed renderings will be reviewed by DDRB when the time presents. She added that she looks forward to the site being redeveloped and appreciates the changes that have been made due to healthy discussion with the developer.

Board Member Citrano stated he is in favor of the changes made.

Board Member Moody stated he is in favor of the terms and believes that the site plans offer an array of benefits to the public. He thanked the developer for continuing to work with the DIA.

Board Member Barakat asked when the developer must decide where to build the riverfront restaurant in Phase 1. CEO Boyer responded that it will be a part of the developer's DDRB approval process. It would have to be determined by the time they go for final approval from DDRB in order to be eligible for the REV grant. She added that the absence of the riverfront restaurant being completed and operational would disqualify both the multifamily REV grant and the retail REV grant.

Board Member Barakat stated that he tends to agree with those who believe the site plan resembles a high-density suburban site plan but acknowledges that are several site constraints. He hopes that DDRB will consider their concerns and is generally in favor of the project.

Chairman Gillam stated his frustration with the criticism the site plan received and noted that the dilapidated property will be used for a new park and a potential boat launch. He supports the project.

Board Member Adams that he will forego his comments but noted that many of his concerns have been mentioned.

CEO Boyer responding to a question from Board Member Worsham, stated that the railroad easement has not been resolved but it is not of great concern. It can be insured over by a title insurance company but that would be part of the closing transaction.

CEO Boyer responding to a question from Board Member Moody, stated that the City has not performed environmental testing at the site but the developer probably will.

Board Member Citrano stated for the record that he has filed a Form 8B.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2021-08-14: RON MOODY RECOGNITION AND APPRECIATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN RECOGNITION AND APPRECIATION OF MR. RON MOODY FOR HIS LEADERSHIP AS CHAIRPERSON OF THE DIA DURING THE 2020-2021 TERM; PROVIDING FOR AN EFFECTIVE DATE.

Each Board Member thanked Board Member Moody for his service as Chair.

Motion: Board Member Worsham moved to approve Resolution 2021-08-14 as presented

Second: Board Member Adams seconded the motion

Board Member Moody gave brief remarks regarding his tenure as Chair.

Chairman Gillam called for a vote on Resolution 2021-08-14.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

Chairman Gillam brought to the attention of the Board the opportunity for speaker engagements.

IV. NEW BUSINESS

None.

V. CEO INFORMATION BRIEFING

CEO Boyer thanked Board Member Moody for his service.

CEO Boyer stated the upcoming REPD meeting on September 9th will be in-person only due to room limitations.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 4:30 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.