



Downtown Investment Authority
Strategic Implementation Committee Hybrid Meeting
Monday, October 16th, 2023, 1:00 p.m.

Strategic Implementation Committee Hybrid Meeting
DRAFT MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

George Saoud
Carol Worsham

Oliver Barakat

DIA Board Members In-Person: Jim Citrano (attending ex officio as Board Chair), Joshua Garrison (attending as a non-voting member of the Board)

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ric Anderson, Communications and Marketing Specialist; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard

Council Members Present: Jimmy Peluso.

I. CALL TO ORDER

The Strategic Implementation Committee meeting of October 16th, 2023, was called to order at 1:00 p.m. by George Saoud, Committee Chair.

II. PUBLIC COMMENTS

Committee Chair Saoud called for 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: John Nooney, Marie McGrath Wood

III. RESOLUTION 2023-10-3 DORO EXTENSION

Mr. Kelley gave a presentation of the resolution, a request for an extension of the completion date of the RISE: Doro mixed-use project. Mr. Kelley reported that the developer was running slightly behind schedule due to supply and market conditions. Under the request, the extension date would be moved from the end of December 2023 to the end of March 2024.

DIA Board Chairman Citrano stated that he had filed a Form 8B due to an affiliate of RISE being a client of his employer. He asked whether he would be eligible to vote on the resolution. Ms. Dillard indicated that Mr. Citrano was eligible.

Vote: Aye: 4 Nay: 0 Abstain: 0

IV. RESOLUTION 2023-10-06 SPECIALTY ZONE

CEO Boyer presented background and details on the resolution, which would create specialty centers along the Riverwalk where alcoholic beverages may legally be carried and consumed under regulated parameters. Ms. Boyer explained that Florida state law allows for the designation of these specialty centers, which have been established elsewhere in Florida.

Allan DeVault, Executive Director of Build Up Downtown, presented additional context regarding the state statute, discussed how specialty centers had been received in communities that had established them, and provided details about sites for prospective specialty centers on the Jacksonville Riverwalk.

Board members posed questions to Mr. DeVault and DIA staff. Two members of the public spoke about the resolution: Carnell Oliver and Nancy Powell.

Motion: Committee Member Worsham moved to approve the Resolution.
Seconded: Board Member Barakat seconded.

Vote: Aye: 4 Nay: 0 Abstain: 0

V. RESOLUTION 2023-10-07 ZONING CODE PROCESS AMENDMENTS

Mr. Parola presented an overview of the amendments, explaining that they were designed to streamline the review and approval processes for projects. Significant discussion ensued.

Motion: DIA Board Chairman Citrano moved to approve the Resolution.
Seconded: Committee Member Worsham seconded.

Vote: Aye: 4 Nay: 0 Abstain: 0

VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

CEO Boyer informed the Committee that the developer of the Ambassador Hotel project was planning to request from the City Council an extension of the project's completion date to spring of 2024 due to a legal dispute. This comes after several previous extensions for the project, the latest of which set a completion date of Sept. 30, 2023. The Neighborhoods, Community Services, Public Health and Safety Committee, which discussed deferring a decision on the new extension until Nov. 20 in order to give the DIA Board time to make a recommendation to the Council on whether to grant the extension and, if so, under which conditions.

Council Member Peluso said the Counsel wanted the DIA Board's input on the decision, as the Board members have substantial institutional knowledge of the project.

No vote was taken on this item.

ADJOURNMENT

Committee Chair Saoud adjourned the meeting at 2:28 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 Ava Hill at ava@coj.net to acquire a recording of the meeting.