



Downtown Investment Authority
Hybrid Meeting
Wednesday, May 18, 2022 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

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

DIA Board Members Excused: None

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); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Wanda J. Crowley, Financial Analyst; 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 2:02 p.m.

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:

Al Barlington	Spoke to the urgent need to address homelessness in downtown and the need for improved housing policies; advocated for 5 percent of each REV grant or Forgivable Loan be reserved to fund housing for the homeless.
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III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. APRIL 20, 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: BM Worsham moved to approve the minutes as presented

Seconded: BM Burch seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

B. CONSENT AGENDA

i. RESOLUTION 2022-05-04: NB TID BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

ii. RESOLUTION 2022-05-05: SS TID BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

Chairman Gillam called for a voice vote for all resolutions on the consent agenda.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

C. RESOLUTION 2022-05-01: FORD ON BAY – CARTER TERM SHEET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TERM SHEET ATTACHED HERETO AS EXHIBIT “1”; AUTHORIZING THE DISPOSITION AND REDEVELOPMENT OF A CITY OWNED RIVERFRONT PROPERTY COMPRISED OF A PORTION OF DUVAL COUNTY TAX PARCEL 073358-0000 (THE “PROPERTY”) IN ACCORDANCE WITH THE AWARD OF ISP-0287-22 TO CARTER (“DEVELOPER”) AND RESOLUTION 2022-01-02; FINDING THE CARTER PROPOSAL ATTACHED HERETO AS EXHIBIT ‘A’, AS MODIFIED BY THE

REVISED SITE PLAN AND PROJECT ILLUSTRATIONS ATTACHED HERETO AS EXHIBIT ‘B’ IN FURTHERANCE OF THE NORTHBANK CRA PLAN AND IN THE PUBLIC INTEREST ; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A PURCHASE AND SALE AGREEMENT, REDEVELOPMENT AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

BM Barakat introduced the resolution which is recommended for approval as amended by the Retail Enhancement and Property Disposition (REPD) committee.

David Nelson, representing Carter, presented the proposed changes to the project.

- On the western side of the property, the building is now set back off of Market Street with the columns removed creating an open plaza. The plaza will be activated and designed for programmed use.
 - The change is in part due to the developer’s desire to avoid the piles they are finding from previously existing buildings while performing due diligence. The other reason is that the parking deck needed to be slightly expanded to make it functional which shrinks the courtyard making it less inviting.
- Consideration of a “t-bar” for the tower.
- The amount of retail is unchanged.
- The length of the deck and ramp is longer.
- Changes to amenity deck, particularly the location and shape of the pool.
- Increase to 360 residential units.

Responding to a question from BM Froats, Mr. Nelson stated that at this point they do not know what the upper-level retail will be. They have hired Matthew Clark with Colliers to help lease the space.

Mr. Nelson confirmed for BM Barakat that there is less retail fronting Bay Street but more retail fronting the river.

BM Barakat asked if the revised design still complies with RFP requirements, particularly the retail frontage on Bay Street and the rooftop retail. CEO Boyer responded that it still complies with all requirements, however it would likely not score as high due to the lower amount of retail fronting Bay Street as well as the reduced amount of rooftop retail (from 7,000 sq ft to 1,500 sq ft).

Mr. Nelson confirmed that all the potential alternate designs would include a single tower.

BMs Moody, Citrano, and Worsham spoke in favor of the project.

BM Gibbs asked how the changes to the western portion of the site plan impact sustainability. Mr. Nelson responded that all the same goals from the RFP would still be in place, adding that the square footage is fairly close in terms of the central courtyard.

Mr. Nelson confirmed for BM Gibbs that the stairs on the southeast portion of the building are publicly accessible. Though, they will need to be redesigned because they end up on City property.

BM Burch spoke to the need for resiliency plans within the project, noting that the original submittal incorporated a terrace which could collect water in circumstances with heavy rain or flooding. Mr. Nelson stated that they have work to do in this regard, and they intend to figure out all the grades and incorporate a resiliency strategy.

CEO Boyer suggested adding an additional enumeration to “The Project” that states the project shall comply with all minimum design criteria contained in the ISP.

DIA’s Xzavier Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-05-01.

Mr. Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-05-02.

Mr. Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-04-08.

Motion: BM Worsham moved to amend Resolution 2022-05-01 to include an additional item in the term sheet under “The Project” that states the project shall comply with all minimum design criteria contained in the ISP.

Seconded: BM Moody seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

Motion: BM Barakat moved to approve Resolution 2022-05-01 as amended

Seconded: BM Citrano seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

D. RESOLUTION 2022-05-02: RIVERFRONT PLAZA DEVELOPMENT PAD – AMERICAN LIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE RECOMMENDATION OF THE RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE SELECTING AMERICAN LIONS, LLC (“DEVELOPER”) AS THE MOST RESPONSIVE BIDDER TO

NOTICE OF DISPOSITION ISP-0362-22 FOR THE DEVELOPMENT/REDEVELOPMENT OF CITY OWNED RIVERFRONT PROPERTY COMPRISED OF DUVAL COUNTY TAX PARCELS 074457-1100 AND 074445-0700 (THE “SOLICITATION”); FINDING THE AMERICAN LIONS, LLC PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTHBANK DOWNTOWN CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY (“RIVERVIEW PLAZA SITE”) IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER AS MODIFIED BY FURTHER NEGOTIATIONS, AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

BM Barakat presented the resolution which comes as a recommendation from the REPD committee. The resolution selects American Lions as the winning respondent and authorizes the DIA to commence negotiations. He stated that the committee was very excited about the proposal, especially its architecture and how well it integrates with the riverfront plaza. However, there was concern regarding the amount of City investment needed to make it financially feasible. The resolution was amended in committee to allow up to 105 days for a term sheet to be negotiated.

Motion: Recommended for approval out of the REPD Committee

BM Froats commented that the term sheet should incorporate the same level of amenities as in the original proposal as possible.

BM Moody spoke to the significance of the site.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 3:10 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, May 18, 2022 – 3:10 p.m.

Downtown Investment Authority
MEETING MINUTES

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

DIA Board Members Excused: None

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); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Wanda J. Crowley, Financial Analyst; and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 3:10 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. APRIL 20, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Chairman Gillam called for edits or corrections to the minutes by the Board.

BM Moody called attention to an incorrect vote count for Resolution 2022-04-11: Kings Avenue DPRP. The correct vote count should read 5-0-1 (Abstain: Moody).

Motion: BM Moody moved to approve the minutes with the proposed correction.

Seconded: BM Ward seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0

B. CONSENT AGENDA

i. RESOLUTION 2022-05-03: ADMIN BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

Chairman Gillam called for a voice vote on the consent agenda items.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

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

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- There will be a Finance and Budget committee meeting next month to take up revised budgets. Staff does not yet have the preliminary tax estimates, so the current budgets are likely to be off.
- The 11E property balloons next year. Staff are currently in discussion regarding a potential contract, and it is increasingly likely that there will be a payoff of that loan next year.
- At the request of BM Froats, a meeting has been scheduled with the auditors.
- Design is advancing on the Riverfront Plaza park space.
- Contracts are being finalizing for the Shipyards West park design.
- Iguana is requesting modifications to the proposal – expect to see those in June or early July. CEO Boyer will be providing Iguana an extension of a few days for their closing.
- Both the BID and CRA update legislation and downtown overlay legislation have been filed.

VIII. CHAIRMAN REPORT

Chairman Gillam spoke to the Lunch and Learn held for City Council Members to present the BID and CRA update. He described the pushback received from Council Members when he explained the need for a streamlined process due to the frustration that has been communicated by developers regarding the long process when dealing with the City. He urged his fellow Board Members to help communicate to Council Members the need for a streamlined process.

Responding to a question from BM Worsham regarding the funding of downtown CIP projects and how the requests have been received, CEO Boyer stated that the DIA's priorities identified by the Board have been communicated but she won't know what CIP projects will be included in the Mayor's budget proposal until it is developed. She is coordinating with Public Works and the Parks department – who actually submit the request for the projects because they fall under their jurisdiction – and will provide them with a ranked list.

IX. ADJOURN

ADJOURNMENT: There being no further business, Madam Chair Worsham adjourned the meeting at 3:25 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.