



**Downtown Investment Authority**  
**Hybrid Meeting**  
***Wednesday, April 20, 2022 – 2:00 p.m.***

**Community Redevelopment Agency**  
**MEETING MINUTES**

**DIA Board Members (BM):** Carol Worsham, Vice Chair (Acting Chair); Oliver Barakat; Craig Gibbs, Esq.; Todd Froats; Ron Moody; and David Ward, Esq.

**DIA Board Members Excused:** Braxton Gillam, Esq., Chair; and Jim Citrano, Secretary

**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 (via Zoom); Ina Mezini, Communication and Marketing Specialist (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (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**

Madam Chair Worsham called the CRA Board Meeting to order at 2:03 p.m.

Speaking to the DIA Bylaws, DIA's Lori Boyer confirmed for the Board that the April 14 Strategic Implementation Committee (SIC) meeting did have quorum. Due to SIC currently having three regular members, committee members Gillam and Citrano being physically present constituted a quorum. She also clarified for the Board under what circumstances a Board member can participate via Zoom (telecommunications) and still be able to vote. If a board member is unable to attend a meeting in person due to an approved extraordinary circumstance, they may attend virtually. Although they will not be counted toward quorum, they will be able to participate and vote. Presently, the preapproved conditions are as follows:

1. Illness, injury or other health matters; or
2. Out-of-town business-related trips.

**II. PUBLIC COMMENTS**

Madam Chair Worsham 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:*

Ayesha Covington	Spoke to development in the historic LaVilla neighborhood and expressed concern regarding Council Woman Pittman leading the LaVilla committee (LaVilla Heritage Trail and Gateways). Advocated for owner-occupied dwellings in the Brooklyn and LaVilla neighborhoods.
Carnell Oliver	Advocated for the promotion of African American history in the development of the Brooklyn and LaVilla neighborhoods.
Cliff Miller	Advocated for the development of condominiums as opposed to apartments; advocated for modifying the requirements for historic buildings (façades).
John Nooney	Advocated for strategic downtown development

### **III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

#### **A. MARCH 16 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

Having called for corrections or other edits by his fellow board members and after receiving none, Madam Chair Worsham asked for a motion and second on the item.

**Motion:** BM Moody moved to approve the minutes as presented

**Seconded:** BM Froats seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

#### **B. RESOLUTION 2022-04-03: SS FY 21-22 CRA BUDGET AMENDMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE SOUTHSIDE CRA, ADOPTING A FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE SOUTHSIDE CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.**

BM Froats introduced the resolution which comes as a recommendation from the Finance and Budget Committee. The resolution contemplates the transfer of funds from Unallocated Planned Authorized Expenditures to the following: 1) SB Parking Screening Grant; 2) SB Banners and Arms; 3) SB Advertising and Marketing; 4) SB Downtown Maintenance; and 5) SB Park Acquisition and Capital Improvements. \$50,000 will remain in Unallocated to be held for transfer to Supervision Allocation if additional staffing is approved by City Council this FY.

CEO Boyer described the fund allocations in Exhibit A for Madam Chair Worsham.

**Motion:** Recommended for approval out of the Finance and Budget Committee

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**C.      RESOLUTION 2022-04-04: NB FY 21-22 CRA BUDGET AMENDMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S ADOPTING AN FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.**

BM Froats introduced the resolution which comes as a recommendation from the Finance and Budget Committee. The resolution contemplates the transfer of funds from Unallocated Planned Authorized Expenditures to Shotgun Houses and NB Plan Professional services, as well as the transfer of funds from Northbank Façade Program to Northbank Screening Grant and NB Plan Professional Services.

CEO Boyer confirmed for BM Barakat that if the demand for the Façade Grant program increases, the Board can reallocate more funds mid-year. The program has already been authorized by City Council and funded, so there is flexibility to moved funds there from other programs if necessary.

**Motion:**      Recommended for approval out of the Finance and Budget Committee

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**D.      RESOLUTION 2022-04-05: NB TID AMENDMENT – MPS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA PROPOSING A FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE TO IMMEDIATELY REALLOCATE AND PUT INTO USE \$1.9 MILLION OF SAVINGS PREVIOUSLY BUDGETED FOR THE MPS FINANCIAL OBLIGATION OF THE CRA; REQUESTING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE AMENDED BUDGET; AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION, INCLUDING THE FILING OF LEGISLATION, TO**

**EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

CEO Boyer presented the resolution, stating that it contemplates the transfer of funds from the MPS cost savings [Metropolitan Parking Solutions Financial Obligation] to the following: 1) Supervisory Allocation; 2) NB Plan Professional Services; 3) Downtown Enhanced Maintenance; 4) Commercial Revitalization Program; 5) Small Scall Residential Incentive; and 6) LaVilla Heritage Trail and Gateway Entrances. The resolution reflects the revisions made in the Finance and Budget Committee.

CEO Boyer spoke to the LaVilla Heritage Trail and Gateway Entrances funds which will go toward the implementation of historic markers and gateways promoting the historical and cultural heritage of the LaVilla neighborhood. A committee is being formed to advise on the content, graphics, etc. Ennis Davis will chair the committee and committee participants are still being selected.

BM Froats asked how the funds will be spent. CEO Boyer responded that this is the DIA’s project, so those funds will not be going to another organization. The DIA will contract with a vendor to provide the end-product and will likely coordinate with JTA.

In regard to the public comment made previously concerning the potential mismanagement of the project, BM Barakat received confirmation from CEO Boyer that the DIA will be in charge of administering and controlling where and how the funds are used.

BM Barakat suggested that the DIA create a map or diagram that illustrates how much money is set aside for each program.

Responding to a question from Madam Chair Worsham, CEO Boyer described the initiative as having multiple components. Some of the components include logos, banner design, and determining the route of the heritage trail.

*A motion to approve was implied but not formally received.*

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**E.      RESOLUTION 2022-04-07: AR POLAR DISPOSITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 5.12 ACRE PARCEL (THE “RETENTION POND PARCEL”) OF CITY-OWNED REAL PROPERTY LOCATED WITHIN THE BOUNDARY OF THE**

**PARCEL DEPICTED ON EXHIBIT ‘A’ ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#130574-0150, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A RETENTION POND AND LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution, stating that it contemplates the disposition of city-owned property in accordance with the negotiated disposition procedure adopted by the DIA. The property is currently developed as a retention pond and is located between Gator Bowl Boulevard and the St. Johns River.

BM Barakat reiterated that Exhibit C is for informational purposes only.

**Motion:** Recommended for approval out of the Retail Enhancement and Property Disposition Committee

**Vote:** Aye: 6      Nay: 0      Abstain: 0

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**F. RESOLUTION 2022-04-09: 100 E ADAMS STREET FAB-REP**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FOOD AND BEVERAGE RETAIL ENHANCEMENT GRANT (FAB-REP) FOR DOWNTOWN BAR CONCEPT, LLC AND SHOPPES OF LAKESIDE, INC. AS CO-APPLICANTS, A SIDEWALK ENHANCEMENT GRANT TO DOWNTOWN BAR CONCEPT, LLC AS THE SOLE APPLICANT, AND A FAÇADE GRANT FOR SHOPPES OF LAKESIDE, INC. AS THE SOLE APPLICANT, WITH EACH AWARD TO FACILITATE RENOVATION OF THE PROPERTY LOCATED AT 100 E. ADAMS STREET FOR USE AS HARDWICKS BAR; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE FORGIVABLE LOAN AGREEMENT(S) OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT(S); AND FINDING THAT THE PROPOSED RENOVATION OF 100 EAST ADAMS STREET AND EXTENDING A SIDEWALK CAFÉ GRANT FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT**

**PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.**

BM Barakat introduced the resolution which comes as a recommendation from the Retail Enhancement and Property Disposition Committee. The resolution contemplates funding under the Food and Beverage Retail Enhancement Grant (FAB-REP) program to renovate and activate the space located at 100 E Adams Street. The resolution also contemplates funding under the Sidewalk Enhancement Grant program, as well as a Façade Grant. The interior space is anticipated to be a bar and nightclub to be called Hardwick’s Bar.

**Motion:** Recommended for approval out of the Retail Enhancement and Property Disposition Committee

Seeing no comments from the Board, Madam Chair Worsham called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**G. RESOLUTION 2022-04-10: FINCANTIERI REV GRANT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A RECAPTURED ENHANCED VALUE GRANT (“REV”) FROM THE COMBINED NORTHBANK CRA IN ACCORDANCE WITH THE TERMS SET FORTH IN EXHIBIT ‘A’ ATTACHED HERETO, FOR FINCANTIERI MARINE REPAIR LLC; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND FINCANTIERI MARINE REPAIR LLC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution, stating that it contemplates a Recapture Enhanced Value Grant (REV) in the amount of \$1.5M over a 10-year period. Redevelopment plans include \$30M in improvements to the leased property which will enhance the applicant’s ability to conduct repair and maintenance operations on ships and large vessels at the site.

**Motion:** Recommended for approval out of the Strategic Implementation Committee

BM Moody commented that the \$30M investment by the applicant will be good for the area and noted the applicant’s significant experience.

BM Barakat noted that the request does not fall under any of the typical DIA incentive qualifications which is why it went through the tiers analysis. He asked how the project meet redevelopment goal number three. DIA’s Steve Kelley responded that the staff report describes how the project meets the strategic objectives laid out under each redevelopment goal. CEO Boyer noted that the project previously received a UTI recommendation that was processed by the City’s Office of Economic Development (OED) in coordination with JAXUSA. Multiple agencies were involved in the coordination of recruiting this business in this location. BM Barakat stated his hesitancy to approve the request, adding that the project barely stands up to the tiers analysis and the shipbuilders in Jacksonville are paying taxes in a very competitive employment environment.

BM Ward echoed BM Barakat’s sentiment, adding that although he is thankful for the applicant’s business and that it is located downtown, this is not the typical kind of business that the DIA approves REV grants and other incentives for. CEO Boyer responded that a REV grant was discussed two years ago when the business was being recruited to Jacksonville. At the time, they had not secured a lease on a finite piece of property so the DIA could not proceed with calculating a REV grant. Mr. Kelley added that the DIA’s current efforts have been in the process for a couple of months and largely pickup from discussion and coordination that started in 2020; this effort also involved the OED and their work with the applicant regarding a Qualified Target Industry (QTI) Tax Refund with the State of Florida.

BM Moody expressed his support and stated that it is his opinion that the request goes hand in hand with the DIA goals and objectives.

BM Gibbs spoke in favor of the request, highlighting the quality jobs it will bring.

**Vote: Aye: 4      Nay: 2      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 4-2-0.**

**H. RESOLUTION 2022-04-13: BID AND CRA RATIFICATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AND THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, APPROVING AND ADOPTING THE REVISED BUSINESS INVESTMENT AND DEVELOPMENT PLAN INCLUDING THE CRA PLAN AND BID STRATEGY ATTACHED HERETO AS EXHIBIT A; RATIFYING AND CONFIRMING THE REVISIONS MADE BY STAFF TO THE BID PLAN SINCE THE ADOPTION OF RESOLUTION 2022-02-08; AUTHORIZING THE CEO TO FILE LEGISLATION SUBSTANTIALLY IN THE FORM ATTACHED HERETO AS EXHIBIT B AND RECOMMENDING THAT CITY COUNCIL ADOPT SAID LEGISLATION; RECOMMENDING THAT CITY COUNCIL AMEND CHAPTER 656 OF THE JACKSONVILLE CODE OF ORDINANCES SUBSTANTIALLY IN THE FORM OF EXHIBIT C;**

**AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution which seeks to adopt and approve the revised BID Plan – including the CRA Plan and BID Strategy – ratifying and confirming the revisions made by staff since the adoption of Resolution 2022-02-08. In addition, the resolution authorizes the CEO to file legislation recommending that City Council adopt said legislation substantially in the form of Exhibit B as well as amend Chapter 656 of the Jacksonville Ordinance Code substantially in the form of Exhibit C.

**Motion:** BM Moody moved to approve Resolution 2022-04-13 as presented

**Seconded:** BM Gibbs seconded the motion

CEO Boyer confirmed for BM Froats that this process occurs every 5 years.

The Board thanked staff for their hard work completing this incredibly difficult task.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**I. RESOLUTION 2022-04-14: LAVILLA TOWNHOME MODIFICATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE TERMS OF THE PREVIOUSLY APPROVED REDEVELOPMENT AGREEMENT WITH JOHNSON COMMONS, LLC (THE “DEVELOPER”) EXECUTED OCTOBER 19, 2021, AS AUTHORIZED BY ORDINANCE 2021-0496 AND PREVIOUSLY AUTHORIZED BY DIA IN RESOLUTION 2021-03-02; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE AN AMENDED REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL AS MAY BE REQUIRED; 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 OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Kelley introduced the resolution which seeks to increase threshold for share participation in net sale proceeds to \$320,000. Due to the industry-wide increase in construction costs, the developer is proposing an increased threshold for shared participation in sale proceeds. Currently, the developer



is on track to commence construction in September and the proposed changes to the Redevelopment Agreement (RDA) would not change the ROI.

**Motion:** BM Moody moved to approve Resolution 2022-04-14 as presented

**Seconded:** BM Gibbs seconded the motion

BM Moody asked what the market value of the finished units is anticipated to be. Mr. Kelley responded that they are expected to be marketable at around \$320,000 today, but by the time they are finished they projected (2023) to be marketable at \$350,000 due to continuing cost increases.

BM Gibbs commented that the added units to the downtown area will be welcomed.

Mr. Kelley confirmed for BM Froats that he is seeing overall industry-wide increases in construction costs anywhere from 20 percent to 30 percent, and in some cases for certain materials as much as 40 percent.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

CEO Boyer pointed out that this property has already changed hands and is owned by the developer. The developer has already gone through the DDRB process and gotten their 10-set approval. They are ready to commence construction. If the Board were to take the property back and start over again, it would delay the project by about two years. The project is a for-sale product and can be owned by individual homeowners.

DIA's Xzavier Chisholm read a Form 8B of Voting Conflict into the record for BM Moody regarding Resolution 2022-04-11.

**ADJOURNMENT:** The Community Redevelopment Agency proceedings are adjourned at 3:16 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*



**Downtown Investment Authority**  
**Hybrid Meeting**  
***Wednesday, April 20, 2022 – 3:16 p.m.***

**Downtown Investment Authority**  
**MEETING MINUTES**

**DIA Board Members (BM):** Carol Worsham, Vice Chair (Acting Chair); Oliver Barakat; Craig Gibbs, Esq.; Todd Froats; Ron Moody; and David Ward, Esq.

**DIA Board Members Excused:** Braxton Gillam, Esq., Chair; and Jim Citrano, Secretary

**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 (via Zoom); Ina Mezini, Communication and Marketing Specialist (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (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:** Madam Chair Worsham called to order the Downtown Investment Authority Board Meeting at 3:16 p.m.

**IV. DOWNTOWN INVESTMENT AUTHORITY MEETING**

**A. MARCH 16, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.**

Having called for corrections or other edits by his fellow board members and after receiving none, Madam Chair Worsham asked for a motion and second on the item.

**Motion:** BM Moody moved to approve the minutes as presented

**Seconded:** BM Barakat seconded the motion

**Vote:** Aye: 6      Nay: 0      Abstain: 0

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**B. RESOLUTION 2022-04-01: AMENDMENT TO DIA BYLAWS – CONSENT AGENDA**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RENUMBERING AND AMENDING SECTION 6.6 (ORDER OF BUSINESS) AND CREATING A NEW SECTION 6.6 (AGENDAS) OF THE DIA BYLAWS; DIRECTING BYLAWS TO BE AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.**

BM Gibbs introduced the resolution which comes as a recommendation from the Governance Committee. The resolution seeks to amend the DIA Bylaws to allow for a consent agenda in the Order of Business of all resolutions which have received a favorable report without a negative vote from any committee member and to which no amendments were made in committee. In addition, the consent agenda will include resolutions that meet the established criteria for authority delegated to staff for primary consideration of certain funding requests. Any board member could ask for an item to be pulled from the consent agenda for discussion.

**Motion:** Recommended for approval out of the Governance Committee

BM Gibbs confirmed for BM Barakat that if a Board Member wishes to pull an item from the consent agenda, the item will be presented to the Board for discussion and a vote.

BM Gibbs noted a scrivener’s error within the resolution.

Staff will **delete III.b on page 2.**

Madam Chair Worsham suggested having committee meeting minutes provided to the Board prior to the following regular board meeting. CEO Boyer pointed out the challenge this may present for staff when committee meetings are so close in proximity to regular board meetings, and stated that the DIA will aim to schedule committee meetings a minimum of 24 hours in advance of board meetings so that minutes can be provided.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**C. RESOLUTION 2022-04-02: CONSENT AGENDA FINANCIAL MATTERS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING BYLAWS SECTION 2.0 (POWERS AND DUTIES); DELETING BYLAWS SECTION 2.6 PRE-APPLICATION MEETINGS AND REPLACING IT WITH A NEW SECTION 2.6; DIRECTING BYLAWS TO BE AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.**

BM Gibbs introduced the resolution which comes as a recommendation from the Governance Committee. The resolution seeks to amend the DIA Bylaws to allow staff to award grants of up to \$15,000, and to award programming, sponsorships, and event contributions of up to \$5,000 through the consent agenda.

**Motion:** Recommended for approval out of the Governance Committee

CEO Boyer added that the resolution was originally intended to delegate the authority to staff, however, under counsel of OGC’s John Sawyer, it is unclear that the Board has the authority to delegate that authority to staff. Instead, the resolution proposes that certain types of funding requests at or beneath a certain threshold would be placed on the consent agenda.

BM Gibbs noted a scrivener’s error within the resolution.

Staff will correct the typo (“con5ibutions”) on page 2.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**D. RESOLUTION 2022-04-06: 2022 ULI FL SUMMIT SPONSORSHIP**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A FIVE THOUSAND DOLLAR SPONSORSHIP CONTRIBUTION FOR THE “2022 URBAN LAND INSTITUTE (ULI) FLORIDA SUMMIT”; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution which seeks to provide a \$5,000 sponsorship contribution for the 2022 Urban Land Institute Florida Summit being held June 1-3. The sponsorship includes a table at the event throughout the duration of the event. The DIA will also be involved in a number of panels and programs throughout the event. She noted that this type of contribution for this amount of funding would go on the consent agenda at future meetings.

**Motion:** BM Moody moved to approve Resolution 2022-04-06 as presented

**Seconded:** BM Froats seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**E. RESOLUTION 2022-04-08: DOWNTOWN VISION, INC. FY 22-23 BUDGET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY’S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. (“DVI”) AS IDENTIFIED IN DVI’S 2022-2023 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI’S 2022-2023 ANNUAL BUDGET INCLUDED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution which recommends City Council approve the City’s financial contribution to the Downtown Vision, Inc. (DVI) as identified in DVI’s FY 22-23 budget and recommending that City Council approve DVI’s FY 22-23 annual budget included in Exhibit A. This is part of the City’s budget process, and part of the process as required by ordinance code is that the budget comes before the DIA first.

Jake Gordon, CEO of DVI, briefly spoke to DVI’s mission and FY 22-23 budget.

BM Barakat stated that he is on the board for DVI and will submit a Form 8B of Voting Conflict.

**Motion:** BM Ward moved to approve Resolution 2022-04-08 as presented

**Seconded:** BM Gibbs seconded the motion

The Board spoke warmly of DVI’s work and congratulated them on a very successful Jax River Jams Concert the previous week.

BM Moody urged the Board to being cognizant of how much the leaders and staff of these organizations are being paid to ensure that they are receiving competitive compensation for all of their hard work.

Madam Chair Worsham reiterated BM Moody’s comments and asked if there are any new positions being added. Mr. Gordon responded that they did budget for an expansion last FY and that those positions have now been realized and they are making best efforts to offer staff competitive salaries. They are not proposing any new positions this FY.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**F. RESOLUTION 2022-04-11: 1001 KINGS AVENUE DPRP**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT THE CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 1001 KINGS AVENUE (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH ALE KINGS HOLDINGS, LLC OR ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK 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.**

Mr. Kelley introduced the resolution which comes as a recommendation from the Strategic Implementation Committee. The applicant is seeking a Downtown Preservation and Revitalization Program Forgivable Loan package for the redevelopment of a three-story, 13,500 sq ft historic property. The project contemplates two tenants, with one tenant operating a retail furniture store and doing business as “Industry West” and the second tenant using their space as corporate offices.

**Motion:** Recommended for approval out of the Governance Committee

BM Barakat commented that the \$400/sq ft is high and asked what the use will be. Mr. Kelley responded that the Industry West portion of the facility will be a showroom which is about two-thirds of the property. The second tenant is Breeze Homes who will be utilizing the space for corporate offices.

Mr. Kelley clarified for BM Froats that depending on the equity amount contributed in the project, the programs allows for up to 40 or 50 percent of development costs. The DIA is seeing a range of 25 to 35 percent of development costs being approved.

BM Gibbs expressed his excitement and support for the project.

BM Moody stated that he believes it is a good project with a solid ROI.

**Vote: Aye: 5      Nay: 0      Abstain: 1**

**THE MOTION PASSED UNANIMOUSLY 5-0-1 (Moody)**

**G. RESOLUTION 2022-04-12: UNION TERMINAL AUTHORIZATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING RESOLUTION 2022-03-06 TO REVISE THE FUNDING CATEGORY MINIMUMS ESTABLISHED THEREIN AS REFLECTED IN THE AMENDED TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE FILING OF LEGISLATION, AND THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Kelley introduced the resolution which seeks to clean up a section of the term sheet that was previously approved by the Board. When previous underwriting was completed and the funding category minimums were approved, the original budget was used and so the funding category minimums were not in alignment with the more current funding category minimums or the requirements at each of the levels of the funding category minimums. The resolution reflects the changes to the funding category minimums while everything else related to the term sheet remains the same.

**Motion:** BM Froats moved to approve Resolution 2022-04-12 as presented

**Seconded:** BM Moody seconded the motion

Seeing no comments, Madam Chair Worsham called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**H. 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:

- DIA has legislation approving 1) Churchwell Lofts Parking Lease; 2) Appropriation of funds from the sale of the VyStar garage parking lot; and 3) DVI Lease of retail space in the Duval Garage
- Legislation currently pending for 1) Mayo Parking Lease; and 2) A new requirement for submission of a tracking report showing general fund obligations in the future
- Legislation was filed today for 1) Union Terminal; and 2) Home2 Suites
- DIA Administrative budget and Office of Public Parking budget are due to the Budget Office on May 2<sup>nd</sup>.
- Another Finance and Budget Committee meeting is anticipated so that the CRA budgets can be addressed before May.
- Park Mobile parking app is now live but will not be rolled out until the stickers are fixed to the meters which is expected to be this weekend.
- Announced the Jax River View Plaza scoring committee: Jim Citrano, Todd Froats, Charles Moreland, and Lori Boyer. The RFP received one bid and it was from American Lions, LLC. Interviews are scheduled for April 26<sup>th</sup>.
- The MPS closing is 99 percent complete. It will fund and close tomorrow in its entirety. Reef will be managing the three garages in the interim period.
- The BID Plan was filed with MBRC last week and will be filed with City Council on May 4<sup>th</sup>.
  - DIA staff will be using the new criteria for the new incentive guidelines and programs moving forward unless there is an element that requires City Council approval
- DIA's Lori Radcliffe-Meyers will be leaving the organization due to her relocating.
- Carter's team is coming to town tomorrow to work on a term sheet for May

- Regarding the Orleck – Meeting scheduled with Jacksonville Naval Historical Ship Association (JNHSA) to discuss changes to the agreement. The ship is here but not yet located at Pier 1
- Discussion ongoing with RiversEdge regarding the parks
- Ongoing negotiations with MOSH though no final documents have been received yet
- One Riverside is progressing as well as the design and permitting of the creek project
- The marine fire station has been vacated and is ready for closing. The FRDAP release has been executed by the state. The closing in the Redevelopment Agreement (RDA) is set for the end of May.
- Park design contracts for Shipyard West and Riverfront Plaza are progressing. Weekly meetings continue to be held.
- Suit has been filed on the Sister Cities parcel and the Inner Line parcel. Both parties have agreed to cooperate, and a clean title is expected to be received for both parcels.
- The DIA received about \$48,000 as the result of an unexpected judgement lien.
- Spoke to the LaVilla heritage trail and gateway entrances project as well as coordination with the state for historic designation
- The Trio is no longer pursuing the housing authority financing. They are going with traditional financing and have recently received National Park Service (*part ii*) for final approval of their new design.
- JAX Chamber trip is scheduled for May 11<sup>th</sup>-13<sup>th</sup>. It will be in Charleston.

BM Froats asked where the DIA stands with respect to the audit from last year. CEO Boyer is in communication with the audit agency and expressed the DIA's interest to meet. They are already working on the current year's audit, and they have been told that the DIA is setting aside funds for a more thorough audit and review of the CRA budgets for next year. BM Froats asked what their reason for not having the audit done. CEO Boyer responded that they have completed the audit FY 20-21 and currently working on this year's audit. The delay was in large part due to the change in account systems.

#### **VIII. CHAIRMAN REPORT**

None.

#### **IX. ADJOURN**

**ADJOURNMENT:** There being no further business, Madam Chair Worsham adjourned the meeting at 4:03 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*