



Downtown Investment Authority
Hybrid Meeting
Wednesday, May 19, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Ron Moody, Chairman; Braxton Gillam, Esq., Vice Chair; Carol Worsham, Secretary; Oliver Barakat (via Zoom); David Ward, Esq.; Jim Citrano; and Todd Froats.

DIA Board Members Excused: Craig Gibbs, Esq.; Bill Adams, 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; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Moody called the CRA Board Meeting to order at 2:00 p.m.

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

Mr. Chisholm read one Form 8B into the record for Board Member Barakat regarding a declared conflict on Resolution 2021-04-05 and one Form 8B for Board Member Citrano regarding a declared conflict on Resolution 2021-04-03.

II. PUBLIC COMMENTS

Chairman Moody 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:

None

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. APRIL 21, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

Motion: Board Member Gillam moved to approve the minutes as presented

Seconded: Board Member Worsham seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2021-05-02: FY 21-22 NORTHBANK TAX INCREMENT DISTRICT BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2021-2022 BUDGETS FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

CEO Boyer notified the Board to add an item “E” under Downtown Investment Authority for a Nominating Committee update.

CEO Boyer gave a brief presentation of the Resolution, which is a staff recommendation regarding the Northbank budget for the coming fiscal year. The Resolution recommends a tentative budget that does not include revenue projections. The budget will come back to the Board for approval in June.

Chairman Moody gave the floor to Board Member Froats to provide an overview of the Finance and Budget Committee’s recommendations and bring the motion to the floor.

Board Member Froats provided a brief statement regarding the Finance and Budget Committee meeting.

Motion: Board Member Froats moved to amend Resolution 2021-05-02, changing the language from excess of \$1M to excess of 5% of Total Revenues

Second: Board Member Gillam seconded the motion

Board Member Ward commented that the Board should consider using some of the Unallocated funds, or exploring other ways, to provide DIA staff with additional support due to the significant number of projects currently going on and the work that entails. Board Member Froats suggested using funds from the DIA budget. CEO Boyer clarified the budget process for the Board.

CEO Boyer clarified the amount of funds available in various program items for Board Member Worsham.

CEO Boyer reiterated the budget process in regard to exploring options for additional staff support and budget submission.

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-02 as amended.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2021-05-03: FY 21-22 SOUTHSIDE TAX INCREMENT DISTRICT BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2021-2022 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

CEO Boyer provided a brief overview of the Resolution, which is a staff recommendation regarding the Southside budget for the coming fiscal year. The Resolution recommends a tentative budget that will come back to the Board for approval in June. CEO Boyer stating the following:

- Less concern for variance
- Less flexibility in how funds are spent
- The Peninsula will be paid off

Chairman Moody gave the floor to Board Member Froats to bring forth the Finance and Budget Committee's recommendations.

Motion: Board Member Froats moved to amend Resolution 2021-05-03, correcting the language to say Southside as opposed to Downtown East and Northwest, and adding language to state whereas if the Unallocated Plan Authorized Services remain in excess of 5% of Total Revenues a recommendation for allocation will be addressed at the June meeting

Second: Board Member Gillam seconded the motion

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-03 as amended.

Board Member Gillam noted a typo in the Resolution language.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2021-05-06: VISTA BROOKLYN EXTENSION OF COMPLETION DUE DATE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A SIX (6) MONTH COMPLETION DATE EXTENSION AS AUTHORIZED IN THE REDEVELOPMENT AGREEMENT, AS AMENDED, BETWEEN THE CITY OF JACKSONVILLE AND HP-BDG 200 RIVERSIDE, LLC, FOR THAT MIXED RESIDENTIAL PROJECT KNOWN AS VISTA BROOKLYN; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Moody gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley presented the staff report on Resolution 2021-05-06 which seeks a 6-month extension and completion date for the project known as Vista Brooklyn.

Chairman Moody called for comment from the Board.

Motion: Board Member Gillam moved to approve Resolution 2021-05-06 as presented

Second: Board Member Froats seconded the motion

Board Member Citrano stated that he filed a Form 8B and deferred to Mr. Sawyer as to whether he is able to vote. Mr. Sawyer responded that Board Member Citrano is able to vote.

Board Member Gillam commented on the amount of time and money spent on the project and stated his support.

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-06 as presented.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 2:34 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.



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DIA Board Members Excused: Craig Gibbs, Esq.; Bill Adams, 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; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Moody called to order the Downtown Investment Authority Board Meeting at 2:34 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. APRIL 21, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Seeing no comments, Chairman Moody called for a motion.

Motion: Board Member Worsham moved to approve the minutes as presented

Seconded: Board Member Gillam seconded the motion

Seeing no comments, Chairman Moody called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2021-05-01: FY 21-22 DIA ADMINISTRATIVE BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE FISCAL YEAR 2021-2022 ADMINISTRATIVE BUDGET FOR THE DOWNTOWN INVESTMENT AUTHORITY; REQUESTING A BUDGET ENHANCEMENT; PROVIDING FOR AN EFFECTIVE DATE.

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

CEO Boyer provided an overview of the Resolution, stating the following:

- The administrative budget contains the traditional operations and maintenance expenses
- Reduction in Professional Services funds; increase in Event and Programming funds
- Request for an enhancement position that will be a Project Manager and assist Steve Kelley

Board Member Froats provided a brief statement regarding the Finance and Budget Committee meeting and expressed his support for the additional funds and positions to assist DIA staff.

Motion: Board Member Froats moved to approve Resolution 2021-05-01 as presented, in accordance with the recommendation of the Finance and Budget Committee

Board Member Ward reiterated his support for additional resources to assist DIA staff.

CEO Boyer clarified for Board Member Citrano that there is currently no funding in the budget for the additional staff position because the DIA has not yet been granted authority for that position. CEO Boyer explained the budget process as it pertains to the funds for the additional position.

Board Member Worsham stated her support for the additional resources for DIA staff.

Board Member Froats asked CEO Boyer to consider any additional resources that may be needed. CEO Boyer responded that they are actively engaged in those discussions with the administration.

Seeing no further comment, Chairman Moody called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2021-05-04: UNION TERMINAL DPRP TERM SHEET

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) CONSISTING OF AN HISTORIC PRESERVATION, RESTORATION, AND REHABILITATION FORGIVABLE LOAN; A CODE COMPLIANCE FORGIVABLE LOAN; AND A DPRP DEFERRED PRINCIPAL LOAN WITH EAST UNION HOLDINGS, LLC (“DEVELOPER”) FOR REDEVELOPMENT AND REHABILITATION OF THAT PROPERTY

COMMONLY REFERRED TO AS THE “UNION TERMINAL WAREHOUSE”; THE AMOUNTS AND TERMS OF THE FORGIVABLE LOANS AND DEFERRED PRINCIPAL LOAN ARE ATTACHED TO THE RESOLUTION AS EXHIBIT ‘A’ (“TERM SHEET”); 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.

Chairman Moody gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley provided an overview of Resolution 2021-05-04 and presented the staff report. The following details were provided:

- The property is located at 700 Union Street East.
- The proposed redevelopment is a 330,000 sq ft historic Jacksonville property that will provide 228 units of multi-family housing with associated commercial space.
- The physical structure is outside of the DIA boundary, but the property extends beyond the southern edge of the Arlington Expressway and into the DIA boundary which makes it eligible per the DPRP guidelines.
- A portion of the Emerald Trail runs through the site.

Chairman Moody provided a brief statement regarding the Strategic Implementation Committee recommendation on the Resolution.

Motion: Board Member Gillam moved to approve Resolution 2021-05-04 as presented, in accordance with the SIC recommendation

Seconded: Board Member Ward seconded the motion

Chairman Moody opened the floor for discussion.

Board Member Citrano stated that he has filed a Form 8B and deferred to Mr. Sawyer on his ability to vote. Mr. Sawyer responded that Board Member Citrano is not eligible to vote.

Board Member Froats commented that this is the only property where a piece of it sits in the DIA boundary and that the funds do not come out of the CRA budget.

CEO Boyer clarified for Board Member Froats why the property does not require DDRB oversight.

Board Member Gillam asked how this project compares to similar projects in regard to the percentage of total development costs being covered by the DPRP program. Mr. Kelley responded that it is one of the lower percentages that the DPRP has funded thus far.

Mr. Kelley clarified for Board Member Worsham that the Emerald Trail runs through the building.

Mr. Dillon Baynes, of Columbia Ventures LLC, provided an overview of the site designs.

Chairman Moody called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 1

THE MOTION PASSED UNANIMOUSLY 6-0-1

CEO Boyer left the meeting.

D. RESOLUTION 2021-05-05: CEO CONTRACT AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE DIA AND LORI N. BOYER, CHIEF EXECUTIVE OFFICER (“CEO”), THE AMENDED TERMS OF WHICH ARE DESCRIBED AND MEMORIALIZED IN THE “FIRST AMENDMENT TO EMPLOYMENT AGREEMENT” ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DIA GOVERNING BOARD CHAIR TO EXECUTE THE “FIRST AMENDMENT TO EMPLOYMENT AGREEMENT”; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Moody introduced the Resolution.

Motion: Board Member Gillam moved to approve Resolution 2021-05-05 as presented

Seconded: Board Member Worsham seconded the motion

Chairman Moody commented on CEO Boyer’s performance and workload since joining the DIA, adding that she has been stellar in all aspects. The Resolution would increase her compensation package.

Discussion occurred regarding CEO Boyer’s performance and comparable positions and payment in the private sector. Board Member Gillam agreed she has had outstanding performance and supports the Resolution.

Board Member Froats stated his support for the Resolution and noted that CEO Boyer will be able to communicate with City Council this summer after serving as a Council Member.

Board Member Citrano stated his support for the Resolution and commented on CEO Boyer’s extensive knowledge and ability to articulate complex topics.

Board Member Worsham stated her support for the Resolution and asked if CEO Boyer’s compensation will be commensurate to the previous CEO, Aundra Wallace, at the two year mark. Chairman Moody responded that CEO Boyer’s compensation will be comparable but deferred to Mr. Parola. Mr. Parola confirmed.

Chairman Moody called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

CEO Boyer rejoined the meeting.

Chairman Moody provided a statement regarding the Board's decision to increase her salary.

E. NOMINATING COMMITTEE UPDATE

Chairman Moody gave the floor to Board Member Froats to present the slate of officers for nomination by the Nominating Committee.

Board Member Froats provided a brief presentation of the Nominating Committee recommendations. Nominations are as follows:

Braxton Gillam, Esq. – Chair
Carol Worsham – Vice Chair
Jim Citrano – Secretary

Motion: Board Member Froats, on behalf of the Nominating Committee, moved to approve the slate of officers

Seeing no disagreement from the nominees, Chairman Moody called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

V. NEW BUSINESS

A. Set Workshop Dates for BID/CRA Update

Mr. Parola stated that as a part of Task Four, which deals with the BID/CRA update, there will be Public Outreach on June 11th. The workshop is scheduled for June 21st.

A presentation on the draft findings for the Task One updates on the design guidelines and Task Two parks update is expected the first week of July. This will be in workshop form.

CEO Boyer stated that the legislation for City Council with the updated BID/CRA plan is intended to be submitted in August and out of City Council by the end of the fiscal year.

Discussion occurred regarding the summer schedule of DIA Board Members as it pertains to Board meetings.

VI. CEO INFORMATIONAL BRIEFING

A. 2021 Update

CEO Boyer provided a presentation on completed and ongoing projects, studies and plans, current collaborations, and capital projects.

VII. CHAIRMAN REPORT

Chairman Moody proposed setting up a map with all of the projects going on, with the intention of presenting the DIA story and brand to community groups.

Chairman Moody thanked DIA Board and Staff members.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Chairman Moody adjourned the meeting at 3:34 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.