



**DOWNTOWN INVESTMENT AUTHORITY
STRATEGIC IMPLEMENTATION COMMITTEE
AGENDA**

**City Hall at St. James Building
117 W. Duval Street, Jacksonville, FL. 32202
3RD Floor, Conference Room C
Wednesday, April 18, 2018 – 10:00 A.M.**

Ron Moody, Chair
Braxton Gillam, Esq., Committee Member
Brenna Durden, Esq., Committee Member

STRATEGIC IMPLEMENTATION COMMITTEE

I.	CALL TO ORDER – Committee Chairman Moody
II.	ACTION ITEMS
	A. ISP-0343-18: 905 West Forsyth Street – Notice of Disposition
III.	OLD BUSINESS
IV.	NEW BUSINESS
	A. Decision Matrix
V.	PUBLIC COMMENTS
VI.	ADJOURN



Downtown Investment Authority
Committee Meeting

City Hall at St. James
117 West Duval St., 3rd Floor, Conf Room C.
April 18, 2018– 10:00 a.m.

DIA

Strategic Implementation Committee Meeting Minutes

Committee Members Present: Ron Moody, Committee Chair, Brenna Durden, Esq., and Braxton Gillam, Esq.

DIA Staff: Aundra Wallace, Chief Executive Officer, Guy Parola Operations Manager, Jim Klement, DDRB Coordinator and Karen Underwood-Eiland, Executive Assistant

I. CALL TO ORDER

Committee Chairman Moody called the meeting to order at 10:20 a.m.

II. ACTION ITEMS

A. ISP-0343-18: 905 West Forsyth Street – Notice of Disposition

The DIA adopted Resolution 2017-10-03, instructing its CEO to issue, through the City's Procurement Office, a Notice of Disposition for a City-Owned property at 905 West Forsyth Street. ISP-0343-18 was issued, and in response the DIA//city received two (2) proposals, the summaries of which are contained within this memorandum, along with a recommendation to accept one of the two proposals for further actions by the DIA Board.

Both proposals are both mixed-use, ground floor commercial with two stories of residential. Both developers are qualified and demonstrated ability to realize their proposed developments. Both proposals list an offer price of below the appraised value. Neither proposal indicated requests for further incentives.

Guy Parola provided a detailed staff report. A recommendation was based on information provided for the piece of property.

CEO Wallace reported that staff has taken the liberty to develop a scoring matrix which would be used internally moving forward.

Rafael Caldera, Arkest, LLC was present to answer any questions regarding his response to their proposal summary.

Board Member Durden asked the staff to remind the committee of what the parking requirements of the downtown area. Jim Klement responded that the downtown overlay, a 50 percent reduction from the standard requirement parking requirement. As they move through the DDRB review process, the evaluation of what their parking needs are would seek relief. Mr. Caldera stated that the property would have to have a deviation for the DDRB.

Paul Sifton, SADS, Inc. was present to answer any questions regarding his response to their proposal summary. He provided a handout of the BuyGo grocery store flyer. BuyGo Grocery is a fresh produce and fruit company which is interested in pursuing that location. He envisions a honey franchise becoming the first retail store for their operation.

Paul Sifton stated that he anticipates being able to utilize the existing parking behind the convenient store by starting their apartments underneath the second level .

Chairman Moody stated that both offers are very close. The financial offer for Arkest is \$36,250 and SADS offer was \$60,000 and the property was appraised at \$250,000.

CEO Wallace noted whomever is chosen would meet with staff to put together a normal development agreement. He recommended the developers to come back with a reasonable detailed timeframe.

The Committee Members provided their scorings for the ISP-0343-18 Notice of Disposition for a City-Owned property at 905 West Forsyth Street.

Board Member Gillam voted as staff listing SADS Inc. as number (1) and Arkest, LLC as number (2) . Both proposal were very interesting.

Board Member Durden voted as staff listing SADS Inc. as number (1) and Arkest, LLC as number (2). She noted her appreciation to the staff for the level of analysis and information provided. Both projects were perfect relating to mix-use and as it relates to timing, she would like to see it happen faster than three (3) years.

Chairman Moody voted as staff by listing SADS Inc first and Arkest, LLC second.

Chairman Moody opened the floor for public comments and then closed the floor.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING SADS, INC AS THE HIGHEST RANKING PROPOSAL AND TO BE PRESENTED AT THE NEXT DIA BOARD MEETING TO THE FULL BOARD FOR APPROVAL.

THE MOTION PASSED 3-0-0.

III. OLD BUSINESS

Board Member Gillam inquired about the having 324 N. Broad Street reappraised at the November 9th Strategic Implementation Committee meeting. CEO Wallace responded that item can be discussed at another committee meeting in June or July 2018 to go back out with another ISP for that particular parcel.

CEO Wallace reported that he will seek from the committee to go back in a different direction for 816 W. Union Street for a highest and best use. The DIA is working with the consulting team that has been hired to do the development strategy for LaVilla.

IV. NEW BUSINESS
A. DECISION MATRIX

The committee reviewed the draft Disposition criteria. All of the members reported that the document was very helpful. CEO Wallace noted that the internal document would be used for staff.

V. PUBLIC COMMENTS
NONE

VI. ADJOURNMENT

There being no further business, Committee Chairman Moody adjourned the meeting at approximately 11:00 a.m.

The next Strategic Implementation Committee meeting will be determined.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.

DRAFT FOR CIRCULATION: NOT APPROVED BY COMMITTEE