



**Downtown Investment Authority**  
**Budget Committee Workshop**  
**City Hall at St. James**  
**117 West Duval St. Conference Room C. 3<sup>rd</sup> Floor**  
**Tuesday, April 11, 2017 - 9:00 a.m.**

**DIA**  
***Budget Committee Meeting Minutes***

**Board Members Present:** Jack Meeks, Committee Chairman; DIA Chairman Jim Bailey; and Oliver Barakat, Brenna Durden and Dane Grey.

**Council Member:** None

**Mayor's Staff:** None

**DIA Staff:** Aundra Wallace, Chief Executive Officer; Guy Parola, Redevelopment Manager; Tom Daly, Real Estate Analyst; Bob Carle, Nancy Albertson, Marilyn Prophet; Office of Public Parking, Jim Klement, and Karen Underwood-Eiland, Executive Assistant.

Committee Chairman Meeks convened the meeting at 9:00 a.m.

CEO Wallace stated that the purpose of the meeting is for the continuation of the Governance meeting that was held Wednesday, March 29, 2017. He asked Board Member Durden to assist him with updating the committee on the legislation moving forward in Tallahassee regarding the CRA's.

The next topic will be an overview of Public Parking's budget projections and then moving into the three (3) Tax Increment Districts, the Operating funds, i.e. historic preservation, Retail Enhancement etc. and reorganization.

CEO Wallace discussed Senate Bill 1770 and House Bill 13. Each of those two (2) Bills has been heard in one particular committee established by the various different branches. Last week Senate Bill 1770 was heard in Community Affairs. A conversation was held with Senator Beam of voting against Senate Bill 1770. The bill passed out of the committee and may be scheduled for appropriation in other tourist and economic development sub-committees.

Board Member Durden stated that the Florida Redevelopment Association has two strong lobbyists that have been working very diligently. Bill Peoples, John Wayne Smith are very focused on the bills. The league of cities too, has also been very active and a tremendous amount of effort has been made.

Board Member Durden advised staff to contact Senator Gibson or someone on the committee would make a difference. She also encouraged the Board Members to reach out to someone on the Transportation Committee.

Tom Daly named the Appropriations Subcommittee on Transpiration, Tourism and Economic Development Members:

Chair: Senator Jeff Brandes (R);  
Vice Chair: Senator Bobby Powell (D)

Senator Lizbeth Benacquisto (R); Senator George B. Gainer (R); Senator Audrey Gibson (D); Senator Kathleen Passidomo (R); Senator Kevin J. Rader (D); Senator Wilton Simpson (R); and Senator Perry E. Thurston, Jr. (D)

## **I. Overview of FY 2017-2018 Office of Public Parking Budget**

Bob Carle brought forth an overview of the Public Parking Budget Administrative Budget. Bob Carle presented the Office of Public Parking FY 2017/2018 Budget Overview.

The Board Members addressed concerns below:

- Maintenance
- Credit card fees
- Parking Study
- Off-Street Parking
- Develop a strategy on the empty spaces
- Automated garages, best to keep staffed at Duval Street (Library) Garage.
- Board Member Barakat suggested next year for staff to provide the budget committee their recommendation for an exit strategy.
- Board Member Durden commented about the equipment on the Ed Ball Bldg. second floor as exiting the Tax collectors remote area. She stated that the message was not getting out. The garage is mainly utilized by Ed Ball Employees
- Duval Street Garage- CEO Wallace noted they the staff was checking with one of the larger customers to understand what impact it would have on this garage with the recent downsizing at CSX.
- Yates Garage - Attorney Harden suggested he would be coming back in another couple of year for 50 more spaces for DuPont. The rate is \$53.50 per month.
- Chairman Bailey stated that Bay Street capacity of 250 by JSO have overage parking across the street. He inquired if a discussion was made about where to put the overage in that 250. JSO is a delicate conversation. Their overflow used to be at the surface parking lot behind the Courthouse. Chairman Bailey stated that DIA would now have an opportunity to address the Sheriff office when using this property to stage the demolition of the parking lot dock and seek another space for them within the DIA.
- Board Member Grey inquired if there was a P&L for each facility. Mr. Carle responded not they do not.
- Board Member Meeks inquired if there were mortgages balances and accordingly principal and interest being paid on any or all of these facilities. CEO Wallace responded that the debt on the Yates and Duval Street garages were currently being researched.
- City Council makes final decisions about the Parking Enterprise Fund.
- Interest expense

- CEO Wallace pointed out the independent authorities i.e. JEA, JTA, Port Authority and JAA with their own revenue source that does not need the city's general fund. The DIA is not the position of that independence.
- A discussion ensued regarding as to why there cannot be a recognition from the parking revenue to be utilized to help pay off the debt on the other garages.
- Whether DIA owns parking or not, Downtown customers, residents, office tenant are putting money into a fund that is not directly benefitting downtown.

Tom Daly provided a handout of the Southside TID (SF 182); Downtown East TID (SF 181) and North West TID (SF 183).

The Board Members discussed the handouts.

- A question was raised if there was a way to move MPS into the parking enterprise fund.
- A conversation arose about sufficiency
- The Parking study justifies everything that needs to be discussed with the Administration.

CEO Wallace informed the committee that he and Chairman Bailey are scheduled to meet with Mr. Nussbaum, Times Union President on Thursday, April 13, 2017 at 1:15 p.m. This meeting is to discuss a downtown initiative that aligns with the DIA's mission.

Chairman Meeks requested a more detailed budget at the next meeting. CEO Wallace responded that the format provided was followed by the City's budget format.

CEO Wallace provided a table of organization chart. Guy Parola's position has been reclassified from the Redevelopment Manager to the Operations Manager. Tom Daly's position has been reclassified from the Redevelopment Analyst to the Budget, Compliance & Finance Manager.

The current accountant position is currently housed within the parking enterprise fund. In the future a position will be taken from parking enterprise fund and will be shifted over to the DIA to create the position of accountant.

The Redevelopment Coordinator is Jim Klement and a redevelopment planner is needed due to Guy and Jim sharing this role. The planner position can be made in the current budgeting process.

A copy of the DIA Retail Enhancement balance and the Downtown Economic Development fund was provided.

## **ADJOURNMENT**

There being no further business, Committee Chair Meeks adjourned the meeting at approximately at 11:21 a.m.

The next DIA Budget workshop 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](mailto:karenu@coj.net).*

**DRAFT FOR CIRCULATION: NOT APPROVED BY COMMITTEE**