

Downtown Investment Authority

AGENDA

City Hall at St. James, 117 W. Duval Street

Lynwood Roberts Room located on the 1st Floor, City Hall at 117 West Duval Street.

Friday, March 6, 2015 – 9:00 AM

MEMBERS:

Oliver Barakat, Chairman

Jack Meeks, Vice Chairman

Craig Gibbs, Secretary

Antonio “Tony” Allegretti, Board Member

James Bailey, Board Member

Melody S. Bishop, Board Member

Robert Clements, Board Member

Doris Goldstein, Board Member

Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Barakat
II.	ACTION ITEMS – CEO Wallace
	A. CRA Disposition Procedures for the Shipyards and Flowchart
	B. Shipyards Solicitation Scope and Evaluation Criteria
III.	PRESENTATIONS
	A. National District – Chris Flagg
IV.	OLD BUSINESS – Chairman Barakat
V.	NEW BUSINESS – Chairman Barakat
VI.	PUBLIC COMMENTS – Chairman Barakat
VII.	ADJOURNMENT – Chairman Barakat
	Next Scheduled Meeting: March 25 th 2015 @ 3:00 p.m.

Staff Distribution:

Aundra Wallace, DIA Chief Executive Officer

Guy Parola, DIA Redevelopment Manager

Tom Daly, DIA Redevelopment Analyst

Jim Klement, DIA, DDRB

Susan Grandin, Office of General Counsel

Lawsikia Hodges, Office of General Counsel

Paul Crawford, OED, Deputy Director

Alex Rudzinski, OED

DIA Council Liaison, Lori N. Boyer, Council Member District 5

Jack Shad, Public Parking Officer

Karen Underwood, DIA Executive Assistant

David DeCamp, Public Information Office



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room

Friday, March 6, 2015 - 9:00 a.m.

DIA Meeting
MEETING MINUTES

Board Members Present: Oliver Barakat, Chairman; Jack Meeks, Vice Chairman; Craig Gibbs; Secretary; Jim Bailey; Melody Bishop; Doris Goldstein Kay Harper-Williams and Tony Allegretti

Board Members Absent: Robert Clements

Office of General Counsel: Lawsikia Hodges and Susan Grandin

Council Member: None

Attendees: Mayor Alvin Brown, Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Redevelopment Manager; Tom Daly, DIA Redevelopment Analyst; Jim Klement, DIA Development Coordinator; and Karen Underwood, DIA Executive Assistant

I. CALL TO ORDER

Chairman Barakat convened the meeting at 9:06 a.m. and the board members introduced themselves for the record.

II. ACTION ITEMS – CRA DISPOSITION PROCEDURES FOR THE SHIPYARDS AND FLOWCHART

CEO Wallace provided the information relating to the CRA disposition procedures for the shipyards and a flowchart with the following general points being made:

- DIA Board approves Selection Process and Solicitation Documents March 6.
- DIA, assisted by COJ Procurement, advertises solicitation for additional proposals for 30 days March 10.
- Last day for proposer to ask questions March 17.
- City response to proposer questions March 23.
- Proposal due April 15
- Proposal Review begins April 16. – Evaluation Committee
- Proposal Review ends; Evaluation committee recommendation April 23
- Board Meeting; Board selects best proposal and authorized negotiation or rejects all – April 23.
- DIA CEO begins negotiations with the approved proposer – April 30th.

Board Member Bishop inquired if 30-days were sufficient timeframe to receive interest.

CEO Wallace distributed information relating to the process for the DIA Community Redevelopment Area CRA Disposition Procedures for the Shipyards.

The following general points were made:

- A. Public Notice Solicitation Components
- B. Appointment of Evaluation Committee
- C. Public Notice Soliciting Proposals Procedures.
- D. Amendments.

Board Member Goldstein addressed concerns regarding the 30-days. She recommended spreading the word to as many potential applicants as possible.

Greg Pease, Chief of Procurement provided information relating to the advertising process.

CEO Wallace recommended for the Board to obtain a vote on the length of the RFP, scope of proposals and the evaluation criteria. The dates in the flowchart are subject to change.

CEO Wallace presented the Shipyards solicitation scope and evaluation criteria.

The following general information was provided:

I. BACKGROUND INFORMATION

- A) The Shipyards site
- B) DIA's vision for the shipyards
- C) Additional documents

II. SCOPE OF PROPOSALS

- 1. Name of the Developer or proposing group
- 2. Executive Summary
- 3. Redevelopment Vision for the Site (the board made changes to pages 5 and 6)
- 4. General information about the Proposer
- 5. Financing Strategy
- 6. Financial offer and capacity

III. EVALUATION CRITERIA

- 1. Respondent Team Qualifications and Experience (Max 35 points)
- 2. Respondent's Redevelopment Vision (Max 30 points)
- 3. Financial Offer and Capacity (Maximum 35 points)

Paul Crawford, OED Deputy Director commented that the proposal is to have an appraisal of the area offered, and inquired if the Board was insinuating that the City would clean the submerged land as well. Chairman Barakat responded yes, and stated that more information is needed and the

board will tweak the process at the next Board meeting. Board Member Bailey asked Paul Crawford when the last appraisal was done. Mr. Crawford replied that none has been done at this time.

The Board discussed the appraisal process. Lawsikia Hodges stated that there was listing of City approved appraisers and will connect with the Real Estate Division to bring back time frames and expedite as much as possible. Susan Grandin added that that process could take 45 to 60 days to have an appraisal done and having it expedited may cost more.

Public Comments regarding the appraisal method:

- **Carnell Oliver**
- **Hans E. Huntsinger**
- **Patrick Mullen**
- **John Nooney**
- **Connie Benham**

A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER MEEKS RECOMMENDING FOR THE CITY TO PROCEED WITH AN APPRAISAL ON THE SHIPYARDS PROPERTY PURSUANT ON THE ENVIRONMENTAL SITE. THE MOTION PASSED UNANIMOUSLY 8-0.

The Board examined the Evaluation Criteria.

Susan Grandin provided an overview of the amendments from the DIA Board materials for review of proposed Public Notice Solicitation Background Information of Section II and III on pages 5 and 6.

The Board recessed at 10:48 am and reconvened at 10:53 a.m.

Public Comments regarding the Evaluation Criteria:

- **Rafeal Caldera**
- **Bruce Fouraker**
- **Dimitri Demopoulos**
- **Hans Huntsinger**
- **Connie Benham**

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING THE BACKGROUND INFORMATION, SCOPE OF PROPOSALS, EVALUATION CRITERIA AND THE LENGTH OF THE RFP AS AMENDED AS STATED BY SUSAN GRANDIN.

A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER MEEKS AMENDING THE PROPOSALS EVALUATION CRITERIA TO THE FOLLOWING 25/35/40 POINTS. THE MOTION PASSED UNANIMOUSLY 8-0.

Board Member Meeks stated that this project is only likely to succeed based on the weakest of these elements.

A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER MEEKS TO AMEND EVALUATION CRITERIA #1 TO STATE SUBMISSIONS WILL BE EVALUATED BASED ON THE COMBINED EXPERIENCE OF THE RESPONDENT'S TEAM AND SUCCESSFUL DEVELOPMENT RELEVANT PROJECTS. THE MOTION PASSED UNANIMOUSLY 8-0.

Downtown Investment Authority (DIA) Community Redevelopment area (CRA Disposition Procedures

The Board examined and discussed the handout

Section B. Appointment of Evaluation Committee

Chairman Barakat recommended that someone designated from the Mayor's office, DIA CEO Wallace, Board Member Meeks and Council Member Boyer be assigned to the evaluation committee.

CEO Wallace provided the process to the board. He stated that the proposals will be distributed to 3 members. The three (3) members of the evaluation committee would have a scoring sheet, review the proposals and score them. The committee can come together at a public noticed meeting to discuss the proposals for a recommendation to the full board. The evaluation process is designed to get the board to a decision of if any of the respondents are worthy for the board to move to the next level.

Chairman Barakat clarified to the board that the regular meeting will be held in late March regarding the deadline.

Public comments regarding the CRA Disposition procedures for the Shipyards were received from the following:

- Connie Benham
- John Nooney
- Bruce Fouraker
- Patrick Mullen

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING THE (CRA) DISPOSITION, FLOWCHART INCLUDING LENGTH OF RFP ADVERTISEMENT (NO LESS THAN 30 DAYS PER

CHAPTER 163, FLORIDA STATUTES) INCLUDING THE ASSIGNED EVALUATION COMMITTEE MEMBERS. THE MOTION PASSED UNANIMOUSLY 8-0.

Chairman Barakat requested CEO Wallace to obtain feedback from the respondents and confirm the deadline at the next regularly scheduled meeting.

III. PRESENTATIONS

A. NATIONAL DISTRICT –

Chris Flagg, Flagg Design and Patricia Davenport Historic Resources Specialist provided a presentation concerning the update on potential Historic Districts.

Board Member Bishop recommended changing terminology for referencing areas Downtown as the Downtown core.

Board Member Bailey commented that it would be important to the Board to know which city-owned properties are within the Downtown boundaries.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Board Member Bishop inquired about the Courthouse design. Chairman Barakat replied that would be an item of discussion at the next general meeting.

Board Member Allegretti announced an event that is being hosted by the Cultural Council on Wednesday March 11th at 5pm. The speaker is Viti Di Bari's Vito Di Bari's **Di Bari Innovation Design** is a collective of international architects, designers, and artists that focus on creating next-generation cityscapes.

Board Member Bailey invited the members to attend the next REP Committee meeting on Wednesday, March 11th at 3pm.

VI. PUBLIC COMMENTS

- Public comments were received from John Nooney

VII. ADJOURNMENT

Chairman Barakat adjourned the meeting at approximately 12:01 p.m. The board will meet again on Wednesday, March 25th, 2015 at 3:00 p.m. in the Don Davis Room.

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.