



Downtown Investment Authority
Amended Agenda

Wednesday, April 15, 2020 at 2:00 p.m.

MEMBERS:

Craig Gibbs, Esq. Chairman
Ron Moody, Vice Chairman
Braxton Gillam, Esq., Secretary
William Adams, Board Member
Oliver Barakat, Board Member

Jim Citrano, Board Member
Todd Froats, Board Member
Carol Worsham, Board Member
David Ward, Board Member

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. COMMUNITY REDEVELOPMENT AGENCY

A. Resolution 2020-04-03 (Chief Executive Officer, Lori Boyer)

IV. DOWNTOWN INVESTMENT AUTHORITY

A. Resolution 2020-04-01: Allocation of Development Rights (Staff Member: Guy Parola)

B. Resolution 2020-04-02: Sale of Surplus Stormwater Credits (Staff Member: Guy Parola)

V. CEO INFORMATIONAL BRIEFING

A. Parking Rate Relief

VI. ADJOURN

Interested persons desiring to attend this meeting can only do so via Zoom (including by computer or telephone) using the following meeting access information:

By Computer

Join Zoom Meeting by selecting the following link or copy and paste this link into your web browser:

<https://zoom.us/j/420198919?pwd=ZjdnVVdQRmRwaVQrOGZWUEplbzhWQT09>

Meeting ID: 420-198-919

Password: 052595

By Phone

One tap mobile (pick either location)

+16465588656 | Meeting ID: 420198919 Meeting Password: 052595# US (New York)

+13126266799 | Meeting ID: 420198919 Meeting Password: 052595# US (Chicago)

Note: Additional supporting documents are available upon request from DIA by contacting KarenU@coj.net or calling (904) 255-5302



Downtown Investment Authority
Zoom Meeting
Wednesday, April 15, 2020 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Craig Gibbs, Esq., Chairman; Ron Moody, Vice Chairman; Oliver Barakat; Braxton Gillam, Esq., Secretary; Todd Froats; Carol Worsham; David Ward, Esq.; Jim Citrano; Bill Adams, Esq.

Mayor's Staff: None

Council Members: The Honorable Michael Boylan, Council District 6

DIA Staff: Lori Boyer, Chief Executive Officer; Ina Mezini, Marketing and Communications Specialist; Steve Kelley, Director of Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Operations Manager; Karen Underwood-Eiland, Executive Assistant; Lori Radcliffe-Meyers, Redevelopment Coordinator; Jackie Mott, Financial Analyst

Office of General Counsel: John Sawyer, Office of General Counsel

I. CALL TO ORDER

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

Chairman Gibbs read an opening statement regarding the authority and procedures for the virtual meeting. The opening statement was drafted by the DIA staff and the Office of General Counsel.

Chairman Gibbs announced each DIA Board Member and DIA staff member in attendance.

Chairman Gibbs recognized two (2) new DIA Board Members and requested brief biographies from each:

New Board Member Jim Citrano provided a brief biography.

New Board Member Bill Adams provided a brief biography.

II. PUBLIC COMMENTS

Chairman Gibbs opened the floor for public comments. No public comments received either via email or by meeting attendees.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

The Community Redevelopment Agency Meeting was opened by Chairman Gibbs at approximately 2:14 p.m.

CEO Boyer provided an opening statement regarding the limitation of the meeting to only those essential matters that, if not acted upon by the DIA Board, would result in immediate delay of development or otherwise have a detrimental financial affect.

A. RESOLUTION 2020-04-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY BOARD AMENDING THE FY 2019-20 TAX INCREMENT DISTRICT (“TID”) BUDGET FOR THE SOUTHSIDE CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

CEO Boyer provided an overview of the resolution with specific identification of the budget amendments that adoption of the resolution would effectuate. There were no amendments either to the resolution or to Exhibit ‘A’ to the resolution.

Motion: Board Member Gillam

Second: Board Member Moody

Board Member Froats provided a brief comment regarding the increased ad valorem tax revenue companion to the increase R.E.V. grant expenses.

Vote: Aye: 9 Nay: 0 Abstain: 0

ADJOURNMENT

Chairman Gibbs adjourned the meeting at 2:20 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302.



Downtown Investment Authority
Zoom Meeting
Wednesday, April 15, 2020 – 2:00 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Craig Gibbs, Esq., Chairman; Ron Moody, Vice Chairman; Oliver Barakat; Braxton Gillam, Esq., Secretary; Todd Froats; Carol Worsham; David Ward, Esq.; Jim Citrano; Bill Adams, Esq.

Mayor's Staff: None

Council Members: The Honorable Michael Boylan, Council District 6

DIA Staff: Lori Boyer, Chief Executive Officer; Ina Mezini, Marketing and Communications Specialist; Steve Kelley, Director of Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Operations Manager; Karen Underwood-Eiland, Executive Assistant; Lori Radcliffe-Meyers, Redevelopment Coordinator; Jackie Mott, Financial Analyst

Office of General Counsel: John Sawyer, Office of General Counsel

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

The Community Redevelopment Agency Meeting was opened by Chairman Gibbs at approximately 2:20 p.m.

A. RESOLUTION 2020-04-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO THREE HUNDRED SEVENTY SEVEN THOUSAND (377,000) SQUARE FEET OF OFFICE AND UP TO SIX THOUSAND (6,000) SQUARE FEET OF COMMERCIAL/RETAIL PHASE I ENTITLEMENTS FROM THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRP”) TO FIDELITY NATIONAL INFORMATION SERVICES, INC. (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 088979 0100, 088981 0000 AND A FORTY FOOT (40’) WIDE SECTION OF CLOSED FOREST STREET/ ALFRED DUPONT PLACE RIGHT-OF-WAY (COLLECTIVELY THE “PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Member Parola provided an overview of the resolution with specific identification of the number and type of development amounts being allocated to Fidelity National Information Services, Inc. through adoption of this resolution.

Motion: Board Member Barakat
Second: Board Member Worsham

Board Member Froats recuses himself due to his firm’s relationship with Fidelity National Information Services, Inc.

Vote: Aye: 8 Nay: 0 Abstain: 1

B. RESOLUTION 2020-04-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO FIVE (5) CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO FIDELITY NATIONAL INFORMATION SERVICES, INC. (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 088979 0100, 088981 0000 AND A FORTY FOOT (40’) WIDE SECTION OF CLOSED FOREST STREET/ ALFRED DUPONT PLACE RIGHT-OF-WAY (COLLECTIVELY THE “PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Member Parola provided an overview of the resolution with specific identification of the number of Surplus Water Quality Compensatory Credits being conveyed to Fidelity Information Services, Inc. and their per-acre credit purchase price. For the benefit of new DIA Board Members, a brief overview of the Surplus Water Quality Compensatory Credits conveyance process was provided.

Motion: Board Member Worsham
Second: Board Member Gillam

Board Member Froats recuses himself due to his firm’s relationship with Fidelity National Information Services, Inc.

Vote: Aye: 8 Nay: 0 Abstain: 1

V. CHIEF EXECUTIVE OFFICER INFORMATIONAL BRIEFING

CEO Boyer provided a brief discussion on the prospect of implementing Parking Rate Reductions as a result of COVID-19's impacts to individuals and companies who currently utilize the City's parking garage facilities.

CEO Boyer identified and discussed two (2) application forms:

1. Individual Application Form: for individuals who are experiencing financial hardships (e.g., loss of wages); and
2. Company Application Form: for companies who have either been identified as non-essential entities and therefore have a temporary lack of need for parking; or who have significant loss of revenue.

CEO Boyer explained that these are being brought for informational purposes at this time and that any implementation of a parking rate concession would require action by the City Council.

Councilman Boylan stated that any Board Members who wished to discuss this matter further may contact his office.

Councilman Boylan discussed recently adopted Ordinance 2020-160, which now provides for a prohibition on lobbying, employment or consulting for compensation by former appointed officials to their respective boards for 2-years after vacating their position. Councilman Boylan stated that any Board Members who wished to discuss this matter further may contact his office.

ADJOURNMENT

Chairman Gibbs adjourned the meeting at 2:36 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302.