



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, March 20th, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
DRAFT MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Board Chair; Braxton Gillam, Esq.; Sondra Fetner, Esq.; Patrick Krechowski, Esq.; Micah Heavener; Melinda Powers, Esq.; Scott Wohlers

Mayor's Office: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allen DeVault, Project Manager; Todd Higginbotham, Parking Strategy Coordinator; Sheri Weber, Marketing and Communications Manager; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called the CRA meeting to order at 2:01 pm. This was followed by the Pledge of Allegiance and introductions. He then welcomed Scott Wohlers, new DIA Board Member and Sheri Weber, DIA Marketing and Communications Manager.

II. PUBLIC COMMENTS

Board Chair Citrano opened the floor to public comments.

The following people 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:

Carnell Oliver	Jones Bros Project
John Nooney	Resilience Jacksonville and Public Waterways

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Citrano disclosed a voting conflict with Resolution 2024-03-01 JFRD Disposition and advised that he'd fill out a Form 8B.

John Sawyer advised that he was able to vote and to go ahead and file the Form 8B.



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B. FEBRUARY 21ST, 2024 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Citrano called for a motion to approve the meeting minutes.

Motion: Member Fetner motioned to approve the February 21st, 2024, Community Redevelopment Agency Meeting Minutes.

Second: Member Krechowski seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

Board Chair Citrano called for a vote on the consent agenda which included Resolutions 2024-03-02, 03, 04, and 05.

CEO Boyer explained, for the newer Board members, that an item would need to be pulled from the consent agenda in order to ask questions or make comments concerning it.

Motion: Member Heavener motioned to approve the consent agenda.

Second: Member Krechowski seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2024-03-01 JFRD DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF ALL OF AN APPROXIMATELY 0.17 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 073856-0000, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A PARKING LOT AND LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA STREETS; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE



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COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola, Director of Operations, explained this was the 3rd time this property was put up for disposition and that it is assigned to the JFRD. He also mentioned it is a part of the Jones Bros New Construction project that includes the replacement of 17 parking spaces.

Board Chair Citrano called for a motion on the resolution.

Motion: Member Heavener motioned to approve the resolution.
Seconded: Member Powers seconded the motion.

Board Chair Citrano opened the floor for discussion.

Board Member Fetner wanted to know if the developer and JFRD agreed to the required 17 spaces.

Mr. Parola mentioned that there was correspondence that showed they were in agreement.

After some discussion about amending the resolution, it was decided the amendment was not necessary because the disposition document states that the number of parking spaces is 17.

Board Chair Citrano called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2024-03-06 30 Year ROI High Rise

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO MODIFY UNDERWRITING STANDARDS AND PROCEDURES BY INCREASING THE NUMBER OF YEARS INCORPORATED INTO THE PROJECTED CITY OF JACKSONVILLE AD VALOREM TAX COLLECTION IN THE CALCULATION OF RETURN ON INVESTMENT (“ROI”) FOR HIGH RISE RESIDENTIAL AND/OR HOTEL BUILDINGS IN DEFINED CIRCUMSTANCES THE SPECIFICS OF WHICH ARE INCLUDED HERETO AS EXHIBIT ‘A’; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.



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Board Chair Citrano recommended discussing this resolution but deferring the vote to the next Board meeting.

CEO Boyer agreed that there was no time sensitivity and deferring the resolution would be appropriate.

CEO Boyer shared that there is value to increased density in downtown and more unit and/or office space on a parcel of land is a positive thing. Also, that DIA should acknowledge the value of increased density and its cost in underwriting calculations and then support concrete and steel construction.

Mr. Steve Kelley explained that the resolution established the authority of the Board to make changes to the methodology that included the one-to-one ROI, the redevelopment goals and strategic objectives, and to align the incentive program for bigger projects where the construction materials are more costly. He then provided a detailed explanation using exhibit a of the resolution.

Board Chair Citrano opened the floor for discussion.

Member Heavener asked about factoring in longer terms and risks.

CEO Boyer explained that 20 was the standard timeframe for the project revenue stream and for the REV Grant. So, DIA was matching the source of funds and the payout timing with the duration. She then described other projects where this was done.

Mr. Kelley agreed with CEO Boyer and added that there needs to be an alignment between type 1 and type 2 construction materials and the live those properties are supposed to have in comparison to stick over brick type developments. He also mentioned that the criteria warrant further considerations on the Board's part.

Board Chair Citrano suggested looking at the impact whether its percentage of the total cost of a project or whole dollars of the incentive and if the Board needs to decide to add additional regulators in case when you qualify for an amount of money that may be too much.

Member Heaver expressed that he wants to make sure what the Board does is done in a responsible way.

CEO Boyer explained that the DPRP program has additional limiters and regulators and that it has a 15% to 20% and sometime 50% equity requirement. She continued that the equity commitment may limit that amount of incentive one would receive. She gave the floor to Steve Kelley for additional programs.



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Mr. Kelley mentioned that there were none at the same level as the DPRP Program.

Board Chair Citrano asked about the required height of a structure to be considered a high rise.

Mr. Kelly advised that the Florida Constructure Code states a structure 75 feet or higher is considered a high rise and that the type 1 or 2 fire rating is another consideration.

Board Chair Citrano mentioned four stories over parking and how that would not be considered high rise. He suggested having discussion about increasing the 75 feet height requirements to qualify for the incentive.

CEO Boyer spoke on checking for the real definition and requirement for a high-rise structure and then expressed her agreement with Board Chair Citrano's thoughts.

Board Chair Citrano explained that higher density concrete is more desirable than lower density wood framed development for the Core, that he is in favor of changing the calculation to meet that desire, and possibly changing the minimum ROI.

Board Citrano asked if this was going to SIC next month, and CEO Boyer responded yes.

Member Heavener mentioned that it would be good to have scenarios to view from the project level and expenditure viewpoint.

CEO Boyer confirmed that DIA does have some hypothetical scenarios that could be presented. She also mentioned looking at the downtown CIP requests, various projects in DIA's pipeline or projects approved by the Board and limiting the city's obligation to \$30 million. She concluded that DIA ad the Board need to think more globally and on the impact on the budget.

Member Wohler asked if they should include a minimum number of occupancy request as a requirement.

CEO Boyer spoke on floor-to-area ration and how density per acre was a good criteria but it's only half of the equation and that resiliency is the other half.

A. ADJOURNMENT

Seeing there were no further questions and comments, Board Chair Citrano adjourned the CRA meeting at 2:51 PM.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.



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Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called to order the Downtown Investment Authority Meeting at 2:51 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. FEBRUARY 21ST 2024 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Citrano called for a vote to approve the February 21st, 2024, Downtown Investment Authority Meeting Minutes as presented.

Motion: Member Heavener motioned to move to approve the meeting minutes.

Second: Member Fetner seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS



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Before CEO Boyer suggested approving the minutes from the March 8th Workshop and then allowing Member Fetner to present a new business item.

Board Chair Citrano called for a vote to approve the March 8th, 2024, workshop minutes as presented.

Motion: Member Krechowski motioned to move to approve the meeting minutes.

Second: Member Powers seconded the motion.

Vote: **Aye: 6** **Nay: 0** **Abstain: 0**

MOTION PASSED UNANIMOUSLY 6-0-0

Board Chair Citrano gave the floor to Member Fetner.

Member Fetner mentioned the budget transfer for the riverwalk enhancements and suggested the Board hear from those who are activating the riverwalk about constraints they're experiencing to make sure the Board suggestions aren't just aesthetic but functional. She asked if this could be discussed at SIC.

CEO Boyer responded that it wouldn't be a problem.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, C.E.O. Boyer described various project updates and then reviewed performance measures for the following:

- Budget
- Parking- RFP Responses
- Architectural Services RFP closes March 20th.
- Professional Services Contracts
- Capital Projects Updates
- Development Updates
- Pending Legislation

CEO Boyer announce that River Jams would start the first Thursday in April and that it would be held on the old Courthouse City Hall Annex site.

Ava Hill advised the Board that the Ethic Training scheduled for March 21st was cancelled.



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Board Chair Citrano mentioned to the newer Board Members that they are required to take 4 hours of ethics training and that there are several options throughout the year to get that completed.

He also mentioned the Governance and Nominating meetings to be held in April and encouraged the board members to think about serving in a leadership role.

IV. ADJOURNMENT

Seeing there was no further discussion, Board Chair Citrano adjourned the DIA meeting at 3:21 PM.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.