



**Downtown Investment Authority**  
**Hybrid Meeting**  
**Thursday, July 29, 2021 – 2:00 p.m.**

**Community Redevelopment Agency**  
**MEETING MINUTES**

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

**DIA Board Members Excused:** Carol Worsham, Vice Chair

**Mayor's Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; John Crescimbeni, Contract and Regulatory Compliance Manager; and Xzavier Chisholm, Administrative Assistant.

**Office of General Counsel:** Joelle Dillard, Esq.

**I. CALL TO ORDER**

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

Chairman Gillam announced each DIA Board Member and DIA staff present.

**II. PUBLIC COMMENTS**

Chairman Gillam opened the floor to public comment.

The following persons 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	Urged More Economic Opportunities For Minorities
John Nooney	Kayak Launch; Downtown Development
Susan Caven	Riverfront Development; Supports MOSH relocation
Nancy Powell	Riverfront Development; Riverfront Plaza Design
Ginny Myrick	Cathedral District Update

**III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

**A. JUNE 16, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

Having called for corrections or other edits by his fellow board members and after receiving none, Chairman Gillam asked for a motion and second on the item.

**Motion:** Board Member Moody moved to approve the minutes as presented

**Seconded:** Board Member Gibbs seconded the motion

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**B. JULY 7, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

Chairman Gillam called for corrections or other edits by his fellow board members.

**Motion:** Board Member Moody moved to approve the minutes as presented

**Seconded:** Board Member Gibbs seconded the motion

Board Member Froats proposed an edit to clarify his remarks regarding the level of interest in private development downtown from the July 7, 2021 DIA meeting.

**Motion:** Board Member Froats moved to amend the July 7, 2021 CRA meeting minutes

**Seconded:** Board Member Moody seconded the motion

Chairman Gillam called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**C. RESOLUTION 2021-07-03: MOSH**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ENTER INTO NEGOTIATIONS WITH THE MUSEUM OF SCIENCE AND HISTORY (“MOSH”) REGARDING THE POTENTIAL DISPOSITION OF A CIVIC ATTRACTION SITE IN THE SHIPYARDS PARCEL OF THE NORTHBANK IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; FINDING THAT A CIVIC ATTRACTION IS A DESIRABLE USE IN THIS LOCATION AND IS CONSISTENT WITH THE DIA’S HOLISTIC VISION FOR REDEVELOPMENT OF THE WATERFRONT BETWEEN CATHERINE STREET AND METROPOLITAN PARK INCLUDING EXTENSIVE NEW PARK SPACE THAT WOULD BENEFIT FROM THE ACTIVATION PROVIDED BY A CIVIC ATTRACTION; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Gillam gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief presentation of the Resolution, which expresses the general approval of the concept of MOSH’s relocation to Lot X in the Northbank area. The exact location and boundaries are still being determined. The Resolution permits DIA staff to continue working with MOSH regarding a potential disposition.

Chairman Gillam called for a motion.

**Motion:** Board Member Gibbs moved to approve Resolution 2021-07-03 as presented

**Second:** Board Member Moody seconded the motion

Chairman Gillam called for discussion.

Board Member Barakat noted that these negotiations have been well publicized.

Board Member Citrano asked if the proposed site plan will be aligned with the DuPont study. CEO Boyer clarified that the parties involved are working collaboratively but that she does not know what the end result will be and noted that the Board will be made aware of the proposal when the DIA evaluates it as part of the Staff Report.

Chairman Gillam called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**D. RESOLUTION 2021-07-04: LOFTS AT CATHEDRAL**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND VESTCOR, INC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE LOAN AGREEMENT; AND AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH DOCUMENTS AND AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Gillam gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley provided a brief summary of the Resolution, which is a request for a development loan. The developer, Vestcor, Inc., focuses primarily on developing affordable and mixed-income housing using tax credits that are administered and awarded by the FHFC in a competitive process each year, the applications of which are structured to incorporate local government support loans which are further administered by the JHFA. The loan will be used in support of their application in the competitive funding round with JHFA. If successful, the developer will then proceed with the FHFC competitive bidding process. Mr. Kelley noted that if the developer is successful with the JHFA

competitive bidding process, they will return to the Board for a DPRP request, and that the proposed development loan is contingent upon the developer being selected as the winning applicant at the JHFA and FHFC levels. Ryan Hoover, president of TVC Development, is present for questions.

Chairman Gillam gave the floor to Mr. Chisholm for a reading into the record of all Form 8Bs submitted by Board Members.

Mr. Chisholm read a Form 8B into the record for Board Member Barakat for Resolution 2021-07-07.

Mr. Chisholm read a Form 8B into the record for Board Member Barakat for Resolution 2021-07-05.

Mr. Chisholm read a Form 8B into the record for Board Member Barakat for Resolution 2021-07-04.

Mr. Chisholm read a Form 8B into the record for Board Member Citrano for Resolution 2021-07-04.

Mr. Chisholm read a Form 8B into the record for Board Member Citrano for Resolution 2021-07-07.

Mr. Chisholm read a Form 8B into the record for Board Member Moody for Resolution 2021-07-04.

Mr. Chisholm read a Form 8B into the record for Board Member Gillam for Resolution 2021-07-04.

Board Member Citrano asked for clarification on voting eligibility for an item in the DIA portion of the meeting that he has previously filed a voting conflict for. CEO Boyer responded that he will need to abstain from voting for that item. Joelle Dillard, of the Office of General Counsel, confirmed.

Chairman Gillam asked for clarification regarding voting eligibility for the CRA portion of the meeting as it pertains to the disclosed voting conflicts. Mrs. Dillard confirmed that it does not create a voting conflict.

CEO Boyer clarified that the funds referred to in the Resolution will come from CRA funds and that is why the Resolution is in the CRA portion of the meeting.

**Motion:** Board Member Froats moved to approve Resolution 2021-07-04 as presented

**Second:** Board Member Citrano seconded the motion

Chairman Gillam opened the floor for discussion.

Board Member Adams asked if there are, or have there ever been, any local employment requirements as a condition of the funds the DIA distributes. CEO Boyer responded that contracts typically have a JSEB requirement, but the DIA has never had a requirement for local contractors nor union contractors to her knowledge. CEO Boyer added that she is not aware of any ordinances that promote or restrict local contract requirements, but that DIA staff can conduct research to determine the legality.

Board Member Gibbs stated that the developer has been a good partner with the City over the years and stated his support.

Board Member Moody asked if there will be any changes to what the Board is voting on today if the developer is only able to build 100 of the proposed 120 units due to parking. Mr. Kelley responded that it would not change the agreement. Mr. Hoover added that they will be building the proposed 120 units.

CEO Boyer clarified for Board Member Citrano that each project is looked at individually and more than one can meet the criteria for the loan match. They then use that incentive as their local match and go through the competitive bidding process at the JHFA level. Board Member Citrano stated his support.

Board Member Barakat thanked the developer for preserving the historic features of the building and advocated for balance in the type of units the DIA delivers downtown. Board Member Barakat asked for clarification on the source of the funds. CEO Boyer stated that there is a program funding budget that is already in place. The funds have been allocated from prior years and would not require new funds from next year's budget. The loan will be repaid into the Northbank tax increment district.

Board Member Froats expressed his support and asked what the account balance is. CEO Boyer responded that she was unsure of the exact amount but reiterated that there is more than enough to cover the loan.

Chairman Gillam called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**E.      RESOLUTION 2021-07-07: JOHNSON COMMONS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) MODIFYING THE CLOSING DATE CONTAINED IN THE TERM SHEET AUTHORIZED IN RESOLUTION 2021-03-02 AND TO BE INCORPORATED IN THE REDEVELOPMENT AGREEMENT BETWEEN JOHNSON COMMONS, LLC (THE “DEVELOPER”); THE CITY OF JACKSONVILLE AND DIA; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Chairman Gillam gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief overview of the Resolution, which is a 2-month extension of the outside closing date. Some of the previously agreed upon deadlines are no longer feasible, which stems in part from a backlog of previously approved projects that were ahead in the line. Legislation is expected to be through City Council in October.

**Motion:**      Board Member Gibbs moved to approve Resolution 2021-07-07 as presented

**Second:**      Board Member Moody seconded the motion

Chairman Gillam opened the floor for discussion.

Seeing none, Chairman Gillam called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**ADJOURNMENT:** The Community Redevelopment Agency proceedings are adjourned at 2:46 p.m.

*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 Xzavier Chisholm at [xchisholm@coj.net](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*



**Downtown Investment Authority**  
**Hybrid Meeting**  
**Thursday, July 29, 2021 – 2:46 p.m.**

**Downtown Investment Authority**  
**MEETING MINUTES**

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

**DIA Board Members Excused:** Carol Worsham, Vice Chair

**Mayor’s Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; John Crescimbeni, Contract and Regulatory Compliance Manager; and Xzavier Chisholm, Administrative Assistant.

**Office of General Counsel:** Joelle Dillard, Esq.

**CALL TO ORDER:** Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 2:46 p.m.

**IV. DOWNTOWN INVESTMENT AUTHORITY MEETING**

**A. JUNE 16, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.**

Seeing no comments, Chairman Gillam called for a motion.

**Motion:** Board Member Moody moved to approve the minutes as presented

**Seconded:** Board Member Gibbs seconded the motion

Seeing no comments, Chairman Moody called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0**

**B. RESOLUTION 2021-07-05: ALLOCATION OF DEVELOPMENT RIGHTS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO TWO HUNDRED FORTY-SIX (246) UNITS OF MULTI-**

**FAMILY ENTITLEMENTS WITH MOBILITY FEE CREDITS (WITH AN ESTIMATED CREDIT VALUE OF \$140,763) TO RD RIVER CITY BREWERY, LLC (“DEVELOPER”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Gillam gave the floor to Mr. Parola to introduce the Resolution.

Mr. Parola provided an overview of the Resolution, stating that it is an allocation of development rights and is aligned with the Board’s previous approval of a redevelopment agreement with Related. The timing stems from the abandonment of the DRI as well as DIA’s work with the consultant to solidify the math. The Resolution allocates 246 multi-family new development units to the Related Group for redevelopment of the River City parcel and includes two clawback provisions.

Chairman Gillam called for a motion.

**Motion:** Board Member Froats moved to approve Resolution 2021-07-05 as presented

**Seconded:** Board Member Moody seconded the motion

Chairman Gillam opened the floor for discussion.

Board Member Barakat stated that he will be abstaining.

Board Member Citrano stated that he will be abstaining.

Seeing no discussion, Chairman Gillam called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 2**

**THE MOTION PASSED UNANIMOUSLY 6-0-2**

**C. RESOLUTION 2021-07-06: RON MOODY RECOGNITION AND APPRECIATION**

**DEFERRED.**

**D. RESOLUTION 2021-07-08: CHRISTMAS IN THE CATHEDRAL DISTRICT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING THE EVENT SPONSORSHIP OF 2021 CHRISTMAS IN THE CATHEDRAL; PROVIDING AN EFFECTIVE DATE.**

Chairman Gillam gave the floor to CEO Boyer to introduce the resolution.

CEO Boyer provided a brief summary of Resolution 2021-07-08, stating that it seeks to utilize \$10,000 in this year's General Fund - Administrative Events budget to sponsor the Christmas in the Cathedral.

**Motion:** Board Member Froats moved to approve Resolution 2021-07-08 as presented

**Seconded:** Board Member Gibbs seconded the motion

Chairman Gillam called for discussion.

Board Member Gibbs asked if this would effect the ice skating program. CEO Boyer responded that the ice skating program will not be possible this season.

Jake Gordon, CEO of DVI, stated that the timing did not work out this time around but they are looking to incorporate the ice skating rink into future downtown programming.

Chairman Gillam called for a vote.

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 8-0-0**

**V. NEW BUSINESS**

None.

**VI. CEO INFORMATIONAL BRIEFING**

CEO Boyer provided an update on current DIA projects.

**A. Riverfront Plaza Design Award and Thematic Commonalities**

CEO Boyer gave a presentation on the Riverfront Plaza Design Competition, discussing the following:

- Procurement process
- Winning design
- What happens next
- Thematic commonalities of the three finalists' proposals

Chairman Gillam opened the floor for discussion.

Board Member Gibbs asked when does the project commence. CEO Boyer responded that the award has been received and a meeting could take place as early as next week to negotiate a design contract. That should take 45-60 days and it is expected that the design will be completed within 9 months.

Board Member Adams expressed his support for the winning design.

Board Member Citrano expressed his appreciation for the competing designs.

Board Member Ward advocated for flexibility in the process and expressed his support. CEO Boyer reiterated that there is flexibility in the process and noted it has been recommended that they build the park first because it is likely it will raise the value of the development pad.

Board Member Barakat stated that he agrees with that recommendation and expressed his support for the winning design. He urged the DIA to be bold and seek an authentic experience.

CEO Boyer clarified for Board Member Froats that the design eliminates the curved roadway that bisects the site. Board Member Froats noted that the art structure can be viewed in a multitude of ways and appreciated seeing the explanation behind the development of the art structure. He expressed his support for the project.

## **B. DVI Legislation**

CEO Boyer provided a brief summary of the pending DVI legislation which provides the DIA and the Parks department with a mechanism to work more efficiently with DVI in regard to programming and a host of other services.

## **C. Pending Before Council**

CEO Boyer provided an update on the following:

- I. Trio**
- II. Johnson Commons**
- III. Ambassador**
- IV. Air Rights**

## **D. BID and CRA Update**

CEO Boyer provided the following updates:

- Received approval for an extension of the Willdan market feasibility study.
- Seeking an extension of the GAI contract.
- Established a basic framework of what the design standard recommendations are going to be.
- Expect a new round of stakeholder meetings and surveys for Task 3 branding efforts.

Board Member Adams asked if the branding efforts will require further costs. CEO Boyer responded that it will not involve additional costs.

## **VII. CHAIRMAN REPORT**

Chairman Gillam provided closing remarks and stated that he will be starting the Speakers Bureau to present DIA projects and efforts to the community and asked the Board to help him organize this initiative.

Board Member Gibbs expressed his appreciation for the video presented at the previous DIA meeting and urged the Board to show it during their community engagements.

**VIII. ADJOURN**

**ADJOURNMENT:** There being no further business, Chairman Gillam adjourned the meeting at 3:39 p.m.

*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 Xzavier Chisholm at [xchisholm@coj.net](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*