



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid Meeting
Friday, June 25, 2021 – 1:30 p.m.

RE&PD Committee Hybrid Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members in Attendance:

Carol Worsham, Chair	David Ward, Esq., Committee Member
Oliver Barakat, Committee Member	Craig Gibbs, Esq., Committee Member
Jim Citrano, Committee Member	Ron Moody, Ex-officio (Non-voting – Zoom)

Committee Members Excused: Todd Froats

Board Members in Attendance: Braxton Gillam, Esq. (Zoom)

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

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee meeting of June 25, 2021, was called to order at 1:30 p.m. by Committee Chair Worsham.

II. PUBLIC COMMENTS

Madam Chair Worsham 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:

Barbara Gubbin	Resiliency Planning
Nancy Powell	Wholistic Downtown Development
John Nooney	Non-motorized Boat Launch
Daniel Davis	Support of Shipyards Proposal
Alvin Barlow	Proposal for Funding for Homelessness
Daniel Van Sickle	Proposal for Use of Local Registered Electrical Apprentices

III. MARCH 15, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Having called for corrections or other edits by her fellow committee members and after receiving none, Madam Chair Worsham asked for a motion and second on the item.

Motion: Committee Member Barakat moved to approve the minutes as presented

Seconded: Committee Member Citrano seconded the motion

Madam Chair Worsham called for a vote.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

IV. RESOLUTION 2021-07-01: KIDS KAMPUS 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 CONVEYANCE OF AN APPROXIMATELY 4.77 ACRE PARCEL (THE “HOTEL PARCEL”) AND THE GROUND LEASE OF A 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY EACH AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND COMPRISING A PORTION THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 130572-0100, COLLECTIVELY “THE PROPERTY”; EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS TO IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) UPON EXPIRATION OF THE THIRTY DAY NOTICE PERIOD ABSENT HIGHER RESPONSIVE OFFERS; APPROVING THE TERMS AND CONDITIONS OF SAID DISPOSITION INCLUDED AS EXHIBIT ‘B’; AUTHORIZING THE DISPOSITION OF THE PROPERTY AND ITS REDEVELOPMENT ON THE TERMS SET FORTH ON EXHIBIT B IF NO ALTERNATIVE RESPONSIVE OFFER IS RECEIVED; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Madam Chair Worsham gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer presented Resolution 2021-07-01, discussing the following:

- Alignment of Shipyards project with Conceptual Masterplan criteria
- Identified parcels relevant to project proposal
- Brief overview of DuPont Riverfront Activation initiative
- Park opportunities
- Economic impact
- Overview of accompanying Staff Report
- Basic deal terms
- Resiliency
- Public benefits

Mr. Kelley provided an overview of the ROI calculation, City protections, and Performance Schedule.

Madam Chair Worsham opened the floor to the Committee for comment.

The Committee expressed support for the project.

Committee Member Gibbs asked what consideration the developer has given to nearby communities. Mark Lamping, President of the Jacksonville Jaguars, responded that they have been working with community organizations to support and direct resources to nearby neighborhoods.

Committee Member Gibbs asked how the proposed residential units benefit the City. Mr. Lamping responded that the associated ad valorem taxes would bring additional revenue as well as offer a product that would attract a unique audience.

CEO Boyer confirmed that the project will meet Riverwalk setback and height limitations.

Regarding the Notice of Disposition, CEO Boyer confirmed that the solicitation for additional proposals will not be predicated on a particular incentive, program or site plan.

Discussion occurred regarding the Completion Grant and the developer's agreement with the Four Seasons Hotel.

CEO Boyer clarified for Committee Member Citrano that discussion is taking place with the state to relocate the grant encumbrance. The marina would still have the FRDAP grant encumbrance.

Discussion occurred regarding the Land Value Contribution, REV grant, and Completion grant.

Mr. Lamping clarified for Committee Member Citrano that the developer has completed the schematic designs on the project and a significant amount of work has been completed on cost analysis.

Board Member Gillam stated his support for the project.

Mr. Sawyer clarified for Committee Member Moody that he is not able to vote.

CEO Boyer clarified for Committee Member Moody that the City has received a No Further Action Letter (NFA) from the state based on the remediation that has been performed on the site where

