



*Wednesday, January 16, 2013 - 10:00 a.m.*

**DOWNTOWN INVESTMENT AUTHORITY**

**CRA PLAN COMMITTEE AGENDA**

**MEMBERS:**

Melody Bishop, Chair

Paul Perez, Committee Member

**I. CALL TO ORDER**

**II. ACTION ITEMS**

Approval of the November 20, 2012 CRA Plan Committee Meeting Minutes

Approval of the December 20, 2012 DIA CRA Plan Committee Meeting Minutes

**III. DISCUSSION**

CRA Plan

**IV. PUBLIC COMMENTS**

**V. ADJOURNMENT**

Next Scheduled Meeting: TBD



*Wednesday, January 16, 2013 – 10:00 a.m.*

**CRA PLAN COMMITTEE MEETING MINUTES**

**Board Members Present:** DIA Chair D. Harris; CRA Plan Committee Chair M. Bishop; T. Allegretti; O. Barakat; J. Bailey and K. Harper

**Board Members Not Present:** D. Shea, R. Clements, and P. Perez

**Attendees:** Paul Crawford, OED Acting Executive Director; Eric Lindstrom, OED; Michelle Stephens, Recording Secretary

**Office of General Counsel:** Jason Gabriel

**Council Members Present:** Lori Boyer, Council District 5

**I. CALL TO ORDER**

CRA Plan Committee Chair M. Bishop called the meeting to order at approximately 10:07 a.m. opening with the Pledge of Allegiance and introduction of those in attendance.

**II. ACTION ITEMS**

**APPROVAL OF THE NOVEMBER 20, 2012 DIA CRA PLAN COMMITTEE MEETING MINUTES**

A MOTION WAS MADE BY BOARD MEMBER ALLEGRETTI AND SECONDED BY BOARD MEMBER HARPER APPROVING THE NOVEMBER 20, 2012 DIA CRA PLAN COMMITTEE MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

**APPROVAL OF THE DECEMBER 20, 2012 DIA CRA PLAN COMMITTEE MEETING MINUTES**

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER HARPER APPROVING THE DECEMBER 20, 2012 DIA CRA PLAN COMMITTEE MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

**III. DISCUSSION**

**CRA PLAN**

Chair M. Bishop hung large charts around the room that she prepared of the priorities submitted by the DIA Board. She asked those present, both Board members and the public, to engage in an

exercise with her in an effort to identify the priorities. She advised that there were red dot stickers and green dot stickers. The red dot stickers are to identify those items on the wall that are highest priority and the green dot stickers are to identify those items that are not a high priority, or possibly something you may be opposed to. She noted that some of the items on the chart were taken from the 2007 Downtown Action Plan. She asked Eric Lindstrom and Paul Crawford to note on the chart any projects, if there were any that are completed.

The second part of the exercise involved reviewing the charts and the dots identifying projects, status of, etc. The purpose was to see how much consensus there was on the various items on the charts.

The committee discussed the DIA enabling legislation and the Business Investment and Development Plan (BID) and the Community Redevelopment Plan. The Redevelopment Plan is a subset of the Business Investment and Development Plan. One says what are we going to do and the other says how you are going to execute.

Chair M. Bishop expressed that she thought a lot was known about what the DIA wants to do. She questioned if they knew enough about the investment/analysis side of it. She did not think a total rewrite of the Plan was necessary and asked what part(s) they may need assistance with.

Mr. Gabriel commented that there are two existing CRA Plans that are over thirty years old. The enabling legislation requires a new updated plan approved by City Council. That is not to say that the existing plans won't contain a good amount of great information which will be integrated into any new updated plan.

Regardless, whoever the professional planners are going to be etching the new plan (staff or professional services), in line with the legislative driven priorities will need to look at the old plans. There is also the antiquation of data that will have to be updated and there is also a level of specificity that is going to be required in a new plan that the old plans are lacking such as affordable housing and that is where professional services is going to be needed. These plans are a "constitution for downtown" We will be speaking in some abstract terms but we are also going to want something that is executable in the near future. Some of the wisdom that went into the enabling legislation contemplated and literature will tell you when you read about the CRA agencies and plans in general that you want it to be proactive enough where you have prioritized projects that you can hopefully execute within the next few years but at the same time leave some flexibility for changing circumstances.

The Board needs to deliberate two questions. Do they want to attack the northbank and southbank at the same time, or separately adding that the BID Plan is inclusive of the investment policies and the CRA Plan, which is at the heart of it all, and second does the Board want to take those two separately or as one comprehensive plan?

The Council is willing to delegate the powers to the DIA but they are expecting in return specificity in terms of the plan, what the plan projects are and what the criteria and parameters are for what the board is going to enter into moving forward.

The following were relative comments from the Board:

- Need to go back to the structure. The structure should be based on timelines and deadlines that we need to put together the process. The majority of the work is done referencing the Master Plan and the DT Action Plan that have good information that needs to be highlighted and identified how we can make better.
- Suggested turning the information that currently exists into a RFP for development of a plan.
- Thought the Subcommittee would be better served as a facilitator to a professional service.
- We have a plan that needs to be tweaked and updated to where we are today.
- There was a consensus that time is of an essence (in having a draft plan in front of council for their review and approval).

Chair M. Bishop commented that she has gone through the plans with a fine tooth comb and all of the old plans are in extremely good shape with a few exceptions. There is a portion that talks about the objectives, the goals, the vision and the mission and a portion that talks about specific projects.

- Need a third party to help with the heavy lifting. The question is who that third party should be and their role with the development of the Plan, and if it would be staff (current OED staff or a professional service).
- Being somewhat fiscally conservative, asked if professional services were used how much more money is being spent noting that the DIA is already spending money on the DIA CEO search firm. Would like to be careful with how much money we are spending understanding it is part of the process to get us where we need to go and for Council to award the DIA the power that the DIA needs to have in order to take action, but in the current climate, cautioned the DIA is under a microscope and should be cognizant.
- Hearing that the plans are in good shape asked if it was necessary to hire a firm to redraft something that might be able to be tweaked with relatively minimal effort. If it is a matter of listing out projects and being specific about the DIA's priorities.
- Asked staff whether they believe they can help and what aspects of the plan they can help with. As a suggestion thought the priorities that have developed today could be married with the prior plans, filtering out what is irrelevant, keeping what is relevant and present an outline for the board's review at a future meeting and develop the plan from there. Suggested either staff is going to do that piece or a professional service.
- Suggested instead of hiring an outside service to use the funds designated for an ED and hire an interim ED on a limited term (now until July 1 when we expect to have an ED) and this person would serve as that third party.

The committee concurred that the discussion needed to be continued with the full board. In the meantime, staff will distribute a copy of the draft RFP that Eric Lindstrom has prepared, verify the required process or the possibility of hiring an interim CEO to include skill set, adding that there is a fair amount of inventorying of information that the CRA Plan requires such as housing units, vacancies, etc. and we will want to ensure that this proposed interim CEO has access to that information.

## **PUBLIC COMMENTS**

The floor was open for public comments and it was noted that time to speak was limited to three minutes. Address for all public comment speakers are on record.

- John Nooney discussed the possibility of the DIA sponsoring FIND projects and exyalms Fish Camp (TU story), also talked about still seeking a DIA resolution as a sponsor for a FIND project. Mentioned and congratulations to Councilwoman Lori Boyer for being present. Councilwoman Boyer being a member of Waterways can support comments made by Councilman Love during the last Waterways Commission meeting 1/9/13 with a recommendation from Commissioner Ralph Hodges directed Jody McDaniel to get a cost for a floating dock next to the Riverwalk at Bay St. Adjacent to the Shipyards/Landmar Pier. Under stakeholders in the minutes RFA (?) I informed the committee that was the Recreational Fishing Alliance. In the Minutes. Public comment speakers are just identified Name, address, see the tape.
- Bruce Fouraker – CRA Plan update
- Michael Saylor – CRA Plan update
- Council Member Lori Boyer, District 5

## **X. ADJOURNMENT**

There being no further business, Chair M. Bishop adjourned the meeting at approximately 12:35 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Michelle Stephens, Office of Economic Development at (904) 630-1979 or by email at msteph@coj.net.