

RESOLUTION 2025-05-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") IN ITS CAPACITIES AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK, AND SOUTHSIDE, COMMUNITY REDEVELOPMENT AREAS ("CRA") AND THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN, APPROVING UP TO \$48,000 FROM ITS ADMINISTRATIVE BUDGET FOR THE PROCUREMENT OF PROFESSIONAL SERVICES AS DESCRIBED HEREIN; AUTHORIZING ITS BOARD CHAIR TO NEGOTIATE TERMS AND CONDITIONS, PROVIDING SUCH ARE CONSISTENT WITH AND IN FURTHERANCE OF THOSE SERVICES DESCRIBED HEREIN; AUTHORIZING THE BOARD CHAIR, OR OTHER DISGNATED, AUTHORIZED SIGNATORY, TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION INCLUDING THE EXECUTION OF CONTRACT(S); PROVIDING AN EFFECTIVE DATE.

WHEREAS, DIA is the Community Redevelopment Agency for the Combined Northbank and Southside CRAs' as well as the Public Economic Development Agency for Downtown; and

WHEREAS, the DIA's Chief Executive Officer has tendered her resignation, with an effective date on or by June 30, 2025; and

WHEREAS, the DIA has procured the services of an Executive Search Firm to assist the DIA Board of Directors in identifying and vetting Chief Executive Officer candidates; and

WHEREAS, it is anticipated that on or by June 20, 2025, an offer will be extended to the most qualified CEO candidate as determined by the DIA Board of Directors; and

WHEREAS, it is expected that successful contract negotiations with the selected CEO candidate make take several weeks to complete; and

WHEREAS, it is expected that it may take additional time before a new Chief Executive Officer starts employment with DIA; and

WHEREAS, due to the current Chief Executive Officer's legal and professional background, she is intimately involved in ongoing negotiation, drafting and review of large and small development and redevelopment agreements, as well as the local and state regulations regarding Community Redevelopment Agencies; and

WHEREAS, the DIA finds that in its best interest, as well as the best interest of Downtown, to engage the services of its current Chief Executive Officer to continue the forward progress of the abovementioned agreements, to promote the uninterrupted succession of responsibilities and knowledge, and to foster an effective transition to a new Chief Executive Officer; and

WHEREAS, because of her intimate involvement in ongoing development and redevelopment agreements, the DIA finds that its current Chief Executive Officer is uniquely qualified, knowledgeable and experienced to provide the professional services required by DIA as described herein,

NOW THEREFORE, BE IT RESOLVED by the Downtown Investment Authority:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA Board hereby authorizes the expenditure of up to \$45,000 for procurement of professional services as described in Section 4 from its current Chief Executive Officer via the "Single Source" provisions and procedures outlined in the July 2024 "Procurement Division – Office of Administrative Services Operating Manual", further authorizing staff, through the City's Procurement Division, to procure such services.

Section 3. The DIA Board instructs staff to ensure that negotiation and execution of any agreement awarded pursuant to the abovementioned "Single Source" procurement will not occur prior to the current Chief Executive Officer's separation of employment from DIA and the City.

Section 4. The DIA authorizes its Chair, in consultation with the DIA Director of Operations and the Director of Downtown Real Estate and Development, to negotiate terms and conditions, following the current Chief Executive Officer's separation of employment with the City and DIA, for professional services as generally described below:

- Development agreement, redevelopment agreement, and other contract negotiation, drafting and review as may be needed for existing or ongoing projects in which the current Chief Executive Officer is involved.
- Document review and drafting as may be related to existing or ongoing projects in which the current Chief Executive Officer is involved.
- Legislation review as may be related to existing or ongoing projects in which the current Chief Executive Officer is involved.
- Tasks as may be assigned by the DIA Chair, Director of Operations, Director of Downtown Real Estate and Development or a new Chief Executive Officer as are necessary for the uninterrupted succession of responsibilities and knowledge as well as the effective transition to a new Chief Executive Officer.

Section 5. The DIA Board authorizes its Chief Executive Officer to take all necessary actions to effectuate the purpose of this resolution.

Section 6. The DIA authorizes its Chair or other authorized signatory to take all necessary actions in furtherance of the purposes of this resolution, including the execution of contract(s).

Section 7. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY




Patrick Krechowski, Esq., Chair

5/21/25
Date

VOTE: In Favor: 7 Opposed: 0 Abstained 0