

Downtown Investment Authority Regular Meeting

City Hall at St. James 117 West Duval St., Lynwood Roberts Room

Wednesday, June 30, 2014 4:00 p.m.

<u>DIA Meeting</u> MEETING MINUTES - DRAFT

Board Members Present: Oliver Barakat, Chairman; Jack Meeks, Vice Chairman; Craig Gibbs,

Secretary; Melody Bishop; Tony Allegretti and Doris Goldstein

Board Members Absent: Jim Bailey Robert Clements and Kay Harper-Williams

Office of General Counsel: Lawsikia Hodges

Council Member: Lori Boyer

Attendees: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Redevelopment Manager; Tom Daly, DIA Redevelopment Analyst; Alex Rudzinski, OED, Director of Development; Jim Klement, DDRB/OED; and Karen Underwood, DIA Executive Assistant

I. CALL TO ORDER

Chairman Barakat called the regular meeting to order at approximately 4:00 p.m.

He welcomed Doris Goldstein, new DIA Board Member, acknowledged the reappointment of Board Member Melody Bishop and thanked her for all of her efforts

Chairman Barakat also thanked the DIA Staff, OGC, community input, Council Member Lori Boyer, Consultants, Lara Diettrich and Tony Robbins.

II. ACTION ITEMS

A. <u>APPROVAL OF JUNE 16, 2014 NOMINATING COMMITTEE MEETING MINUTES</u>

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BISHOP APPROVING THE JUNE 16, 2014 DIA NOMINATING COMMITTEE MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0

APPROVAL OF JUNE 16, 2014 REGULAR MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER ALLEGRETTI APPROVING THE JUNE 16, 2014 DIA REGULAR MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0

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B. RESOLUTION 2014-07-02: SUPPORTING THE OFFICE OF PUBLIC PARKING'S PROPOSAL TO INITIATE LEGISLATION TO AUTHORIZE A FIFTY PERCENT (50%) DISCOUNT TO CITY EMPLOYEES WHO PARK IN CITY-MANAGED DOWNTOWN PARKING FACILITIES.

CEO Wallace brought forward Resolution 2014-07-02 for the board's consideration.

Jack Shad, Director of the Office of Public Parking, came forward and provided a presentation that discussed the basics of how public parking was structured to the full board.

- The administration felt that this was an important to gesture to City employees who have not received a raise in approximately seven (7) years.
- According to the payroll system, 435 City employees are enrolled in a payroll deduction plans.
- 3,400 spaces are managed by Public Parking and 2,600 spaces are rented. There are about 1,100 available spaces.

The Board members made relative comments regarding Resolution 2014-07-02.

- Reward the employees in some other manner that walk or bike to work
- Estimate of reduction in revenue may be approximately\$180,000 for FY '15
- Total financial impact, approximately \$80,000
- Use of on-street parking is discouraged to city employees during the workday
- Could the discount be used 24 hours a day? Twenty-four-hour access to most of the garages except when there is an event
- Recommend a sunset provision to be inserted to the resolution

A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER BISHOP APPROVING RESOLUTION, 2014-07-02 SUBJECT TO A THREE-YEAR SUNSET TIME PERIOD. THE MOTION PASSED 5-1-0. (BOARD MEMBER GOLDSTEIN VOTED IN OPPOSITION OF THE MOTION)

Chairman Barakat opened the floor for public comments.

John Nooney commented regarding ORD 2014-438. He stated the point that there was a public hearing on this legislation at the July 22, 2014 City Council meeting.

Carnell Oliver stated that it would be beneficial for the City employees to be compensated for a discount due to the lack of a pay raise in the last seven years.

CEO Wallace brought forward Resolution 2014-07-02 for the board's consideration.

C. RESOLUTION 2014-07-01: SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTIVE A CONTRACT BETWEEN THE CITY OF JACKSONVILLE AND THE JESSIE BALL DUPONT FUND

REGARDING THE USE OF CITY-OWNED PARKING WITHIN THE YATES BUILDING GARAGE.

Jack Shad, Director of the Office of Public Parking, pointed out that the parking rates at the Yates garage have decreased and the current rate is \$50.00 a month, 150 of the spaces are standard monthly parking spaces and 50 of the spaces have validation options. He also noted that the Yates garage has over 620 spaces and is 45 percent occupied.

Board Member Allegretti advised that he would recuse himself from voting because the Cultural Council could become a potential tenant.

The Board members made relative comments regarding Resolution 2014-07-01, parking incentive package with Jessie Ball DuPont Fund:

- Enable the developer to charge for the parking and use the revenue at their discretion
- Promote walkability, bike-ability and public transit allowing parking to be a free market good

A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2014-07-01. THE MOTION PASSED 5-0-1 (Board Member Allegretti abstained from voting because of his association with Cultural Council of Greater Jacksonville)

Chairman Barakat opened and then closed the floor for public comments.

CEO Wallace brought forward Resolution 2014-07-03 for the board's consideration

D. RESOLUTION 2014-07-03: REQUESTING THE JACKSONVILLE CITY COUNCIL TO (1) AUTHORIZE AND APPROVE THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN DEVELOPED BY THE DIA PURSUANT TO CHAPTER 55, PART 3 (THE "PLAN"); AND (2) AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY STAFF AND THE CONSULTANTS TO CORRECT ANY SCRIVENER'S ERRORS IN THE PLAN PRIOR TO THE FILING OF THE LEGISLATION.

A MOTION WAS MADE BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE RESOLUTION 2014-07-03. THE MOTION PASSED UNANIMOUSLY 6-0

The Board members made relative comments and wordsmithed amendments and will vote to move all changes.

- Goal 3, Simplify the approval process for downtown development and improve departmental and agency coordination.
- Goals 1, 2, 3 and 7 have some tweaks from what came out of committee on 7/29.

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- Goal 6, was not changed. Goals 7, 3, 2 and 1 did not reflect what Board Member Goldstein proposed.
- Add in the benchmark number and lengths of floating docks that access throughout, increasing the number of bike racks and access points
- Goal 4, increase and observe the number of pedestrians and bicycles
- Goals 4, 5, benchmarks, remove increase in desirable street activity outside of business hours.
- Redevelopment Goal 1, Reinforce downtown as the city's unique epicenter for business, history, culture, education and entertainment
- Redevelopment Goal 2, -Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.
- Redevelopment Goal 6, Unchanged
- Redevelopment Goal 7, Use planning and economic development policies to promote a design for healthy living.
- The edits are made in Sections 5 as well Appendix B in the Redevelopment Plan and shall be coordinated in the corresponding reference in the BID Plan.
- Acknowledgements, Former Board Members who Contributed to the Plan, adding Don Harris, *Past Chair*
- Section 4.1, DIA Structure and Management, The following organization structure is a graphic illustration of how the DIA proposed to implement this Redevelopment Plan. (increase font)
- The final version will be submitted to the DIA for legislation preparation.
- Business Investment Strategy, Near Term 2nd Year (2015/2016), the first year there was a strategy, the subsequent years become an initiative. Make change to cultural fusion
- Pages 56 of the BID, last sentence, remove Active Catalytic Sites to Active Projects.
- A Logo needs to be included on the document.

Chairman Barakat opened the floor for public comments

John Nooney commented to support 2014-305, an amendment that would allow commercial opportunity on our waterfront on existing and new piers, docks, kayak launches, in the new 4.8-mile waterfront zone from the Fuller Warren Bridge to the Mathews Bridge.

Chairman Barakat closed the floor for public comments.

A MOTION WAS MADE BY A SHOW OF HANDS APPROVING RESOLUTION 2014-07-03 REQUESTING THE JACKSONVILLE CITY COUNCIL TO (1) AUTHORIZE AND APPROVE THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN DEVELOPED BY THE DIA, PURSUANT TO CHAPTER 55, PART 3 (THE "PLAN"); AND (2) AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY STAFF AND THE CONSULTANTS TO CORRECT ANY SCRIVENER'S ERRORS IN THE PLAN PRIOR TO THE FILING OF THE LEGISLATION AS AMENDED. THE MOTION PASSED 5-0-1 (Board Member Allegretti advised that he would recuse himself from voting because of his association with the Cultural Council of Greater Jacksonville)

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Chairman Barakat noted that board member contributions were needed for answering questions from members of the public and City Council members. CEO Wallace stated that he will be working with the Chris Hand, Chief of Staff, to schedule a special MBRC meeting on Wednesday, August 6, at 8:15 a.m., to get the legislation filed prior to the budget hearing on August 20, 2014.

III. DOWNTOWN BRIEFING – JIM KLEMENT

Jim Klement provided the DDRB update to the board and stated that the next meeting date will be held on Thursday, August 7, 2014, at 2:00 p.m.

IV. OLD BUSINESS

CEO Wallace reported that next week the USS Adams, Hemming Plaza and Retail Enhancement, will come before City Council committees and requested support from the Board members.

City Council may defer the Retail Enhancement program until plans are introduced and submitted. When the program is approved, the board will establish a three-member standing governance committee. Board Member Allegretti requested Karen to create a calendar invite to the board to attend the Council meetings.

CEO Wallace stated that the governance piece would be a lengthy discussion which will require due diligence to determine a particular strategy.

V. NEW BUSINESS

Board Member Craig Gibbs commented about the conversation that came up in the Nominating Committee regarding board member attendance policies, memberships with other boards, and the by-laws.

Lawsikia Hodges pointed out that Section 6.5 of the bylaws states that Board members shall make every reasonable effort to attend all regular and special meeting of the Board. If any member fails, within a one year period, to attend three (3) consecutive meetings without cause and prior approval of the chairman, or for any other reason of just cause, the chairman may notify the mayor and request that the member be relieved of his or her duties. If a member is unable to attend a DIA meeting, they need to notify the recording secretary as soon as possible.

Chairman Barakat proposed Vice Chairman Meeks, Board Member Gibbs and Board Member Goldstein to serve on the three-member governance committee.

CEO Wallace brought forward list of six Downtown Investment Authority logo proposals to the board for consideration.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD ALLEGRETTI TO ACCEPT THE LOGO ON THE BOTTOM RIGHT-HAND CORNER OF THE SLIDE. THE MOTION PASSED 5-1-0 (BOARD MEMBER BISHOP VOTED IN OPPOSITION OF THE MOTION)

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VI. PUBLIC COMMENTS

John Nooney commented about Resolution 2014-07-1, City-owned parking garages.

VII. ADJOURNMENT

There being no further business, Chairman Barakat adjourned the meeting at approximately 7:48 p.m.

The next scheduled DIA Regular Board meeting is scheduled for Wednesday, August 20, 2014, at 4:00 p.m., in the Lynwood Roberts Room. CEO Wallace suggested moving the meeting up to 4:00 p.m., if possible.

Please note that all attachments referenced will be posted on the DIA website http://www.coj.net/departments/downtown-investment-authority.aspx

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.