

Downtown Investment Authority Regular Meeting

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

Wednesday, August 20, 2014 4:00 p.m.

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

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

Bishop; Tony Allegretti and Doris Goldstein and Kay Harper-Williams

Board Members Absent: Craig Gibbs, Secretary, Jim Bailey and Robert Clements

Office of General Counsel: Lawsikia Hodges and Susan Grandin

Council Member: Lori Boyer

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

I. CALL TO ORDER

Chairman Barakat called the regular meeting to order at approximately 4:09 p.m. He suggested deferring the action items until a quorum was confirmed.

II. ACTION ITEMS

A. <u>APPROVAL OF JULY 30, REGULAR MEETING MINUTES</u>

The board deviated from the agenda and heard Discussions first until a quorum was confirmed

- Correction to page 1 to add Board Member Harper Williams to Board Members Absent
- Correction to page 2 bulleted comment regarding On-street parking discouraged to reflect Use of on-street parking is discouraged to City employees during the workday
- Correction page 2 Board Member Bishop provided scrivener's errors edits to Karen for correction.

A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS APPROVING THE JULY 20, 2014 DIA REGULAR MEETING MINUTES AS AMENDED THE MOTION PASSED UNANIMOUSLY 6-0

B. RESOLUTION 2014-08-01: RECOMMENDING THAT THE CITY COUNCIL AMEND AND RESTATE THE PERPETUAL PUBLIC OPEN SPACE EASEMENTS AND MAINTENANCE AGREEMENT ENTERED INTO BY THE CITY OF JACKSONVILLE AND HP/CSD PARTNERS, LLC, PURSUANT TO ORDINANCE

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2012-270-E.

Guy Parola brought forward Resolution 2014-08-01 for the board's consideration.

Steve Diebenow, Driver, McAfee, Peek & Hawthorne, P.L. and John Sawyer, OGC presented the details of the amended and restated perpetual public open space easements and maintenance agreement and termination of easement. He also provided a handout the Unity Plaza Site plan and 2 sketches

The Board made relative comments regarding the agreement.

Jen Jones, Executive Director of Unity Plaza and Alex Coley, Hallmark Partner were present to answer any questions.

Chairman Barakat opened the floor for public comments.

John Nooney commented that he was in support of Resolution 2014-08-01

A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION, 2014-08-01 SUMMARIZING THE AMENDMENT OF THE CERTIFICATE THE INSURANCE AND THE PARAGRAPH CHANGES TO 8.16, 2.22 8.17 THE MOTION PASSED UNANIMSOUSLY 6-0.

CEO Wallace reported that Resolution 2014-08-02 was being deferred.

C. RESOLUTION 2014-08-02: SUPPORTING THE FIRST AMENDMENT (THE "FIRST AMENDMENT") **ECONOMIC DEVELOPMENT AGREEMENT** TO THE PREVIOUSLYAPPROVED BY "AGREEMENT") **ORDINANCE 2011-355-E** (THE BETWEEN THE CITY OF JACKSONVILLE (THE "CITY"), AND PARADOR PARTNERS, LLC, AS SUBSEQUENTLY ASSIGNED TO PARADOR PARKING, LLC ("DEVELOPER"), FOR THE PURPOSE OF ELIMINATING THE SALE CLAWBACK SO AS TO AUTHORIZE THE SALE OF THE PROJECT PARCEL AND THE ASSIGNMENT OF THE AGREEMENT TO A PURCHASER OF THE PROJECT PARCEL; APPROVING AND AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND THE CORPORATION SECRETARY, TO EXECUTE THE FIRST AMENDMENT: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT TO CONSENT TO SUCH ASSIGNMENTS IN HIS REASONABLE DISCREATION: PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forward Resolution 2014-08-03 to support Ordinance 2014-0305 for the board's consideration.

Guy Parola disclosed that he spoke with Paige Johnson, OGC regarding the pending Ordinance 2014-0305. It was requested that loading and unloading time be extended from 10 minutes to 30 minutes to allow safe loading and unloading of commercial vessels.

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Chairman Barakat opened the floor for public comments.

John Nooney commented to the board to consider an emergency resolution to support an amendment to the legislation that would allow 10 minute commercial access to any existing and new docks, piers, kayak launches in the new 4.8 mile waterfront zone from the Fuller Warren to the Mathews Bridge.

D. RESOLUTION 2014-08-03: SUPPORTING ORDINANCE 2014-0305 TO CHANGE THE TIME LIMIT FOR DOCKING AT PEARL STREET FOR DESIGNATED PASSENGER LOADING AND UNLOADING ZONES FROM TEN MINUTES TO THIRTY MINUTES

The Board members made relative comments regarding Resolution 2014-08-03

A MOTION WAS MADE BY BOARD MEMBER ALLEGRETTI AND SECONDED BY BOARD MEMBER BISHOP TO APPROVE RESOLUTION 2014-08-03 AND TO INVITE COUNCIL MEMBER LOVE TO ATTEND THE NEXT DIA REGULAR BOARD MEETING. THE MOTION PASSED UNANIMOUSLY 6-0

III. DISCUSSION ITEMS -

A. GOVERNANCE

CEO Wallace disclosed that he spoke with Board Member Clements and he will begin attending the meetings.

The 3-member special committee that was appointed to Governance will meet on Thursday, September 18th at 3pm on the 3rd floor of City Hall at St. James in Conference room C.

B. CRA/BID LEGISLATION STRATEGY

CEO Wallace reported that now that the CRA, BID Plan legislation has been filed, it would be prudent to let the plan move through the committee structure process. Karen will begin to set up meetings with the Finance and RCDPHS Committee Members to brief them regarding the plan. The governance section will be revisited after the plans are moved through Council. Ordinance 2014-560 was introduced on August 12th and has been assigned to Finance and RCDPHS Committees.

The Board members made relative comments regarding Ordinance 2014-560

C. DIA BUDGET

CEO Wallace brought forth Council Auditor's office comments and recommendations to the Mayor's proposed FY 2014/15 Budget Downtown Investment Authority General Fund/ General Services District (S/F 011). He informed to the board that he will be attending the finance hearing tomorrow and will be advocating for a fiscal position and DDRB staff position.

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Council Member Boyer pointed out that the budget at this point is a proposed budget and the budget that it [City Council] adopts is the adopted budget.

The board members made relative comments regarding the overall budget.

CEO Wallace provided a memo regarding the DIA Budget Priorities and staff's recommendation for Active Catalytic Sites with Undetermined Timeframes, Active Projects with Undetermined Timeframes, Northbank public investment project, and Southbank public investment projects funding prioritization.

The board members observed the handout and made relative comments regarding rankings of the Catalytic Sites, Catalytic projects, Northbank Public Projects, Northbank strategies; Northbank programs no upfront capital and Southbank public projects.

CEO Wallace presented the DIA FY 2014/2015 Proposed budget comparison.

The board members made relative comments regarding the handout

Council Member Boyer made a positive remark that the Riverplace Boulevard legislation was filed today and sponsored by her and Council Redman.

IV. DOWNTOWN BRIEFING

Jim Klement provided the DDRB update to the board and stated that the next meeting date will be held on Thursday, September 11, 2014 at 2:00 p.m.

V. OLD BUSINESS

None

VI. NEW BUSINESS

None

VII. PUBLIC COMMENTS

Dick Jackson commented that he attended the ULI meeting yesterday which lasted from 8:30-1:30 p.m. He addressed that there were 3 important projects listed Hemming Plaza, Shipyards and bicycling and transit.

John Nooney requested the board to consider an emergency resolution to support an amendment to active legislation 2014-305.

Board Member Allegretti informed the board that the opening of the Spark Grant art project will be held on September 12-14th during the Connection Festival. The Spark District grantee with ten of the selected works along with two sculptural bike racks will be placed within Main Street Park at 325 North Main Street, one at the Chamber of Commerce, one at Regions Bank at the corner of

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Forsyth and Laura, 51 West Bay Street and one of the selected works will be placed at Hemming Park, along Duval Street.

CEO Wallace reported that Retail Enhancement program legislation will be deferred until the BID Plan is approved.

VIII. ADJOURNMENT

There being no further business, Chairman Barakat adjourned the meeting at approximately 7:27 p.m.

The next scheduled DIA Regular Board meeting is scheduled for Wednesday, September 17, 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.