



Downtown Investment Authority
Regular Meeting

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

Wednesday, November 19, 2014 4:00 p.m.

DIA Meeting
MEETING MINUTES

Board Members Present: Oliver Barakat, Chairman; Jack Meeks, Vice Chairman; Craig Gibbs, Secretary; Melody Bishop; Tony Allegretti and Doris Goldstein and Kay Harper-Williams

Board Members Absent: Jim Bailey and Robert Clements

Office of General Counsel: Lawsikia Hodges and John Sawyer

Council Member: Council Member Boyer

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

I. CALL TO ORDER

Chairman Barakat convened the regular meeting to order at approximately 4:05 p.m.

II. ACTION ITEMS

A. APPROVAL OF OCTOBER 22, REGULAR MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD HARPER WILLIAMS APPROVING THE OCTOBER 22, 2014 DIA REGULAR MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0

CEO Wallace provided a memo, project summary and brought forth Resolution 2014-11-01.

B. RESOLUTION 2014-11-01: A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND WINE LOUNGE CONCEPTS, LLC;

CEO Wallace provided a project summary and term sheet and brought forth Resolution 2014-11-01 for the board's consideration.

CEO Wallace reported that the Historic Preservation Trust Fund, which has approximately \$5.6M available, would be up to \$500,000 of the project funding, with an additional loan of \$250,000 from

the DIA through the Downtown Economic Development Fund for a total incentive of no more than \$750,000 for the project. The project will adapt and reuse the historic Guaranty Trust and Life Building into a restaurant space. The project renovations will be approximately \$6.2 million and will create approximately 50 new jobs.

The Board made relative comments and changes to the resolution which included making the project funding contingent upon the HPC's staff review and recommendation of the grant application pursuant to the City's ordinance code.

Chairman Barakat opened the floor for public comments.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GOLDSTEIN TO APPROVE RESOLUTION 2014-11-01 AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0.

CEO Wallace provided a memo, project summary and brought fourth Resolution 2014-11-02 for the board's consideration.

C. RESOLUTION 2014-11-02: A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE A RECAPTURED ENHANCED REVENUE GRANT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND PARKVIEW PLAZA PARTNERS, LLC;

Council Member Boyer commented that she would like to board to be aware of the fact that there is a public investment policy that sets criteria for Rev Grants that needs to be waived in the legislation.

Board Member Goldstein expressed concern about the length of the Rev Grant. She noted that there has been an increase in the length of Rev Grants, and stated an opinion that Brooklyn has reached a point where new projects no longer require that degree of incentive. She said that she would prefer the opportunity to use TIFF financing to improve the attractiveness, walkability and bikeability of streets in the Brooklyn neighborhood.

Steve Diebenow with Driver, McAffe, Peek, and Hawthorne was present to answer questions from the developer's side of the transaction.

Board Member Bishop wanted to make sure that the DIA's approval of the resolution doesn't include the exact design layout. Chairman Barakat stated the resolution pertains to support from the Rev Grant.

Chairman Barakat opened the floor for public comments.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER BISHOP TO APPROVE RESOLUTION 2014-11-02 AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0.

Chairman Barakat opened the floor for public comments.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER BISHOP TO APPROVE THE REVISED HARD COPY OF THE RESOLUTION 2014-11-02 BEFORE THE BOARD AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0.

D. RESOLUTION 2014-11-03: A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A REQUEST FOR PROPOSAL (“RFP”) SCOPE OF SERVICES TO BE ISSUED FOR THE PURPOSES OF OBTAINING A PROFESSIONAL REAL ESTATE SERVICES CONSULTANT; INSTRUCTING THE CHIEF EXECUTIVE OFFICER OF THE DIA TO ISSUE AN RFP FOR THESE SERVICES; AUTHORIZING DIA’S CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE ANY AGREEMENT AWARDED PURSUANT TO THE ATTACHED SCOPE OF SERVICES AND RELATED RFP; AND IDENTIFYING DIA AS THE MANAGING ENTITY OF ANY AGREEMENT ENTERED INTO BY THE CITY.

CEO Wallace provided a memo, project summary and brought fourth Resolution 2014-11-03 for the board’s consideration.

The board made relative comments.

Board Member Bishop stated that she would like to see all responses that were submitted as they come in.

Chairman Barakat opened the floor for public comments.

John Nooney commented that the three (3) projects are on the river that will be considered are the JEA Site, Jacksonville Landing and Shipyards. He asked the board to consider increasing public access and economic access to those properties.

CEO Wallace reported that this item was budgeted at \$55,000.00.

A MOTION WAS MADE BY BOARD MEMBER ALLEGRETTI AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2014-11-03. THE MOTION PASSED UNANIMOUSLY 7-0.

III. CHIEF EXECUTIVE OFFICER REPORT

A. JACKSONVILLE LANDING PROCESS

CEO Wallace provided an update to the board. He reported that a scope of services will be developed for an RFP or an RFQ for Urban Waterfront Site Design professional to work with the DIA between now and before the next board meeting.

Board Member Goldstein stated that this first stage of the work would be directed at developing a master plan for the open space, along with location and massing of the buildings. She said that the City owned the underlying land and has an interest in improving public open space on the site, but that the developer would be expected to assume the cost of designing the buildings. She further stated that the DIA was taking the lead in this first stage to attract design firms who have been successful in urban waterfront projects, to make the best possible use of this critical riverfront property.

B. NOVEMBER 24TH RETAIL ENHANCEMENT PROGRAM WORKSHOP

CEO Wallace reported the DIA will hold a Retail Enhancement Program Workshop on Monday, November 24th. Applications will be available at the workshop and applications will be received on December 1st.

IV. DOWNTOWN BRIEFING

Jim Klement provided the DDRB update and the next DDRB meeting will be held on Thursday, December 11, at 2:00 p.m.

V. OLD BUSINESS

One on one meetings are scheduled with several City Council members. The Navigating the CRA Plan brochure has been developed to provide an easily understandable workable synopsis of the CRA Plan.

Proposed Governance legislation will be presented to the board in December.

VI. NEW BUSINESS

Chairman Barakat nominated a program committee which will review the applications that has been vetted by staff to filter the applications that would come before the general board.

The board members that were nominated for the Retail Enhancement committee are listed below:

Board Member Meeks
Board Member Bailey, Chair
Chairman Barakat

Council Member Boyer addressed Historic Preservation. She stated when a particular building is being submitted for landmark designation to City Council, if the building is landmarked it then becomes a historically designated structure. Demolition of the building and remodeling etc. has to go through the historic preservation commission. She encouraged the board to feel free to exercise economic development judgment relating to a project for what the board would like to happen in that part of downtown.

Chairman Barakat noted that this may be a governance issue regarding process and whether Historic preservation could be routed as an issue of requirements. Council Member Boyer suggested that this may be good thing for the board to suggest; that as part of routine process the board is inserted and advised, because it does impact what the DIA is doing.

Chairman Barakat made a suggestion to the board to offer a resolution to recommend Councilman Jones to make another deferral so this body has time to do some research and make a recommendation.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER KAY HARPER-WILLIAMS TO MAKE A RECOMMENDATION TO COUNCIL TO DEFER 2014-628 SO THAT THE DIA BOARD HAS TIME TO RENDER ANY RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY 7-0.

CEO Wallace suggested taking up this discussion separately from the December Board meeting.

VII. PUBLIC COMMENTS

John Nooney commented to please support an amendment to 2014-560 that would allow 24/7 commercial watercraft access at existing and new docks piers, kayak, SUP launches in the new 4.8 mile waterfront zone from the Fuller Warren Bridge to the Matthews Bridge.

VIII. ADJOURNMENT

There being no further business, Chairman Barakat adjourned the meeting at approximately 6:01 p.m.

| The next scheduled DIA Regular Board meeting is scheduled for Wednesday, December 17, 2015 at 4:00 p.m., in the Lynwood Roberts Room.

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.