

Downtown Investment Authority Regular Meeting

City Hall at St. James 117 West Duval St., Lynwood Roberts Room Wednesday, May 27, 2015 - 3:30 p.m.

<u>DIA Regular</u> MEETING MINUTES

Board Members Present: Oliver Barakat, Chairman; Jack Meeks, Vice Chairman; Craig Gibbs; Secretary; Jim Bailey; Melody Bishop and Doris Goldstein

Board Members Absent: Tony Allegretti; Kay Harper-Williams and Robert Clements

Council Member: Lori Boyer

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

Office of General Counsel: Lawsikia Hodges and Susan Grandin

I. CALL TO ORDER

Chairman Barakat convened the meeting at 3:44 p.m. with a quorum present.

II. CONSENT AGENDA

A. RETAIL ENHANCEMENT COMMITTEE REPORT

CEO Wallace reported that the REP Committee met on May 19th to hear REP Application 2015-003, Chamblin's Uptown. The REP Committee did not take action on the application due to the need for additional information and the items were tabled

III. PRESENTATIONS

A. Elements (a/k/a healthy Town) Project Update.

Peter Rummel and Michael Munz provided a presentation on the proposed Healthy Town/Elements development to the Board. Healthy Town/Elements is a mixed-use development proposed on the former 28.6 acre JEA property located within Downtown's Southbank.

B. Brooklyn Redevelopment Update

Paul Maxwell, a Vice President with Regency Centers, provided an update to the Board on the progress of their Brooklyn redevelopment efforts.

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IV. ACTION ITEMS

A. APPROVAL OF APRIL 30, 2015 MEETING MINUTES

A MOTION TO INCORPORATE SPECIFIC COMMENTS MADE ON SHIPYARD'S PROPOSAL WAS MADE BY BOARD MEMBER BAILEY. MOTION WAS WITHDRAWN. ITEM TABLED AND STAFF INSTRUCTED TO PROVIDE REVISED MINUTES AT NEXT BOARD MEETING.

B. RESOLUTION 2015-05-01: APPROVAL OF DIA BUDGET

CEO Wallace brought forth Resolution 2015-05-01, provided copies and went over the budget with the Board.

The Operations Committee met Thursday, May 7, 2015 at 11:00 a.m. and recommended approval of the Jacksonville Downtown Investment Authority FY 2015-2016 Proposed Budget.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2015-05-01 RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JACKSONVILE APPROVE DIA'S BUDGET AS PART OF THE CITY'S OVERALL BUDGET APPROVAL.

THE MOTION PASSED UNANIMOUSLY 6-0

C. RESOLUTION 2015-05-02: APPROVAL OF DVI BUDGET

CEO Wallace brought forth a memo regarding DVI that included Resolution 2015-05-02 and provided copies of the overall DVI budget to the Board.

Bill Prescott and Jacob Gordon provided an overview of the DVI's budget to the Board and were present to answer any questions.

There was a fair amount of questions and answering to DVI leadership from the DIA Board.

Discussions are as follows:

- Why does DIA review DVI's budget? The DIA is the successor of the JEDC.
- Potential overlap of function and expenditures such as clean-up, greening,marketing, etc, with DVI, Cultural Council, Public Works, and DIA.
- DVI is proposing to use additional revenue to promote the use of the new Southbank river walk, increase walkability between the Northbank and Southbank and promote the economic vitality of the Elbow's bars and venues.

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Council Member Boyer asked the Board if they would rather DVI to receive an increase of \$300,000 or provide such funds to DIA projects. Chairman Barakat suggested giving the DIA the funds and letting their board contract the funds out to the DVI.

CEO Wallace commented that this would be a part of the general budget discussion during the end of July – September. He stated that he and the Board will work with DVI as they move forward to decide who is best at doing what and assist the DIA with its overall plan.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS TO APPROVE RESOLUTION 2015-05-02.

A MOTION TO AMEND WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER BISHOP. THE MOTION INSTRUCTED STAFF TO SCHEDULE DISCUSSIONS WITH DVI TO DETERMING FUTURE DIVISION OF TASKS BETWEEN THE ORGANIZATIONS. THE MOTION FAILED BY A VOTE OF 0-6.

A MOTION TO AMEND WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER BISHOP. THE MOTION REMOVES SECTION 2 OF RESOLUTION 2015-05-03. THE MOTION PASSED UNANIMOUSLY 6-0

THE MOTION TO APPROVE RESOLUTION 2015-05-02 AS AMENDED WAS APPROVED 6-0.

D. RESOLUTION 2015-05-03: A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE DESIGNATION OF ELENA FLATS, LOCATED AT 122 EAST DUVAL STREET IN DOWNTOWN JACKSONVILLE, AS A LOCAL LANDMARK.

A MOTION WAS MADE BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER BAILEY APPROVING RESOLUTION 2015-05-03. THE MOTION PASSED 5-0-1(MEEKS)

GOVERNANCE COMMITTEE RECOMMENDATIONS

The Governance Committee met regarding CEO Wallace's evaluation in March. The Committee voted to provide to the DIA Board an employment contract with CEO Wallace for their approval. Ms. Lawsikia Hodges, Esq., from the Office of General Counsel and Ms. Diane Moser, Chief of Talent Management for the City, was in attendance as subject matter experts.

A draft employment contract was provided to the DIA Board for action.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS TO APPROVE THE DIA CHIEF EXECUTIVE OFFICER EMPLOYMENT AGREEMENT.

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A MOTION TO AMEND THE EMPLOYMENT CONTRACT WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BAILEY. THE AMENDMENT PROPOSED A REQUIREMENT THAT A SUPER MAJORITY VOTE OF THE DIA BOARD IS REQUIRED TO TERMINATE CEO WALLACE DURING THE CONTRACT PERIOD. A SUPER MAJORITY BEING DEFINED AS A MINIMUM OF SIX (6) DIA BOARD MEMBERS. THE MOTION PASSED 6-0.

V. CHIEF EXECUTIVE OFFICER REPORT

A. Downtown Redevelopment Projects Update

The Jacksonville Landing Update

CEO Wallace stated that a kick-off meeting with the consultant team for the Jacksonville Landing design efforts was held on Thursday, May 21st.

Council Member Boyer informed the Board of Ordinance 2015-0272, which includes \$1 Million for Main Street Bridge Riverwalk Improvements, including development of a restroom and storage facility and other amenities to improve the Riverwalk area near the Main Street Bridge. Councilwoman Boyer offered an amendment to the Bill requiring that the funds be placed in a Special Council Contingency Account with the scope to be approved at a later date by Council based on findings of the Landing Study.

Shipyards

CEO Wallace provided an update on the Shipyards negotiations with Iguana Investments Florida, LLC. reported that he and Chairman Barakat will coordinate their schedules and take the Board comments from the April 30th meeting to use them in their due diligence.

CEO Wallace discussed the appraisal for the Shipyards site, which was previously made available to Board members.

Ordinance 2015-306: 2015B Series Text Amendment

CEO Wallace provided the Board with a memo requesting permission to schedule two (2) DRI workshops: the first being an educational meeting on the Downtown DRI, and the second workshop specific to addressing Ordinance 2015-306.

<u>Ordinance 2015-0170: Designating the Elena Flats Building at 122 E Duval Street as a</u> Landmark

The Board directed staff to provide a letter to City Council stating its support of Ordinance 2015-0170 and the designation of the Elena Flats building as a local historic landmark. The Board approved Resolution 2015-05-03.

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PUBLIC COMMENTS

None

A MOTION WAS MADE BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER BAILEY SUPPORTING THE RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSIONS LANDMARK AND STATUS.

THE MOTION PASSED 5-0-1 (MEEKS)

Council Member Boyer encouraged the Board to ask the Office of General Counsel to draft a resolution to articulate those parts of the plan that the Council has adopted which would support the action.

VI. DOWNTOWN BRIEFING

Jim Klement provided the DDRB update and there will be meeting scheduled tomorrow, May 28, 2015 at 2:00 p.m. in the Don Davis Room.

VII. OLD BUSINESS

Downtown Initiatives

Board Member Bailey requested the DIA to create a committee for the St. Johns River Taxi to continue the service going in Downtown Jacksonville. Ordinance 2015-397 was introduced to City Council seeking a contract with Lakeshore Marine Services that would provide city fund of \$240,000 for use over two years as long as the operator matches those funds.

Chairman Barakat appointed Board Member Bailey as Chairman of the committee along with Board Member Bishop and Board Member Meeks.

Governance

Chairman Barakat requested Board Member Gibbs to set up a nominating committee to establish and make recommendations of a Chair, Vice Chair and Secretary.

VIII. NEW BUSINESS

Chairman Barakat received a letter of resignation from Board Member Allegretti. He read the letter for the record and requested a Resolution thanking him for his service at the next regular meeting.

CEO Wallace reported that three (3) Board Members terms will be expiring on June 30, 2015. Those members are: Chairman Barakat, Board Member Bailey and Board Member Kay Harper-Williams.

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IX. PUBLIC COMMENTS

Public speaker cards on file with the Downtown Investment Authority.

X. ADJOURNMENT

Chairman Barakat adjourned the meeting at approximately 7:05 p.m.

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.