



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., 3rd Floor, Conference Room C
Wednesday, April 13, 2016 - 2:00 p.m.

DIA
Strategic Implementation Committee Meeting Minutes

Committee Members Present: Jack Meeks, Committee Chair, Brenna Durden, Esq., and Ron Moody

Other Board Members Present: Jim Bailey, Chair, and Oliver Barakat

Council Members Present: Council Vice President Lori Boyer, Council Liaison to DIA

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Liaison to Boards and Commissions

DIA Staff: Aundra Wallace, Guy Parola, Tom Daly, and Karen Underwood-Eiland

I. CALL TO ORDER

II. OLD BUSINESS

None.

III. NEW BUSINESS

Committee Chair Meeks convened the meeting at 10:00 a.m.

Process of Disposition

Tom Daly provided an overview Florida Statutes 163.380 - Disposal of property in community redevelopment area.

Committee Member Ron Moody stated that there were two (2) major categories of appraisals. A restrictive report or a full appraisal report.

Property Prioritization and Offers To Purchase Brookly Parcels

Committee Chair Jack Meeks inquired about vacant lots not being sold because they have a strategic value with adjacent properties or because they tie into other properties that would have some development opportunity.

Dr. Gaffney commented about bundling lots.

Guy Parola discussed the Brooklyn and Lavilla Parcels. A copy of a map was provided.

CEO Wallace discussed the LaVilla Neighborhood Development Strategy Request for Proposal (“RFP”). A result of the LaVilla Neighborhood Development Strategy RFP would be the opportunity to move forward with a disposition for the five (5) parcels for Lavilla and have developers respond to the RFP. He stated that a meeting will be forthcoming with Procurement regarding the RFP.

The Committee discussed Brooklyn parcels.

A MOTION WAS MADE BY COMMITTEE MEMBER DURDEN AND SECONDED BY COMMITTEE CHAIR MEEKS THAT THE COMMITTEE WOULD RECOMMEND TO THE FULL BOARD TO INSTRUCT THE STAFF TO MOVE FORWARD WITH THE PROCESS FOR THE SIX (6) SITES SHOWN ON THE BROOKLYN PARCELS DRAWING TO DISPOSE OF THOSE PROPERLY IN REGARDS TO THE THREE (3) THAT HAS PROPOSALS INSTRUCTING THE STAFF TO CONSIDER THOSE PROPOSALS AND BRING THOSE THREE (3) TO THE FULL BOARD WITH A RECOMMENDATION FOR DISPOSITION.

ABOVE MOTION WITHDRAWN BY COMMITTEE.

Dr. Gaffney stated that the Board was doing a great job on vetting out this process.

Board Member Barakat stated that the (Brooklyn) piano keys are a big distraction. Putting the large development parcels and the improved properties (e.g. Snyder Memorial Church, Brewsters Hospital) on the market should be a priority. He wanted to think through before going the blanket sale of the piano keys.

Board Chair Bailey stated that the revenue from the parcels are minor and may not be recognized after the appraisal goes through.

Guy Parola considered bringing out more matured outline plan, and stated that more research would be needed before the Board should make a decision. He also suggested to bring them back before the Committee.

Committee Member Moody stated that there are already safeguards in place between the zoning, land use which would protect the Committee and assist with developing a plan.

CEO Wallace stated that the Community Redevelopment Area Plan is market driven and does not have a specific parcel regarding development, unless it is one of the catalytic projects. To his knowledge, there was not a specific catalytic project that was identified in the Redevelopment Plan for that area.

Committee Chair Meeks considered for the Committee to put this on hold and think about the parcels that DIA has, focus on Brooklyn, analyze the parcels as to how they would relate to potential development activity in light of what people has assembled. He suggested not responding to the offers yet until the Committee rethinks the position.

Board Member Barakat stated that a strategic conversation is needed about improved versus non-improved property.

Committee Chair Meeks recommended focusing on the offers for purchasing the piano key parcels in Brooklyn.

Committee Member Durden commented that she would like to have a better understanding of what would be done to the property. Committee Member Durden requested the Committee to create a priority list for the areas of interest. Committee Chair Meeks concurred.

Guy Parola stated that he hoped that will all come to light through the Lavilla Development plan. He also commented that he could take a look at the piano key parcels. Committee Chair Meeks stated that he could attend.

Committee Chair Meeks commented about Snyder and the vacant Sax Seafood restaurant. Guy Parola commented about someone with a potential interest in the property that walked with the architect and engineers. Board Member Barakat stated the DIA owns the property and there has to be something done with it to determine the true market liability of the property.

Committee Member Durden and Guy Parola attended several of the sites and Snyder is an absolute key piece of property in the heart of the City. She encouraged the Committee to ask staff to put together what is already known about the hurdles and draft an RFP to review at the next meeting. She requested staff to vet a draft RFP, Committee to provide feedback and bring the RFP back to the Board.

Board Chair Bailey preferred for the draft RFP to come back before the Committee.

Committee Member Durden stated that she was under the impression that the Committee would separate out Snyder and the restaurant parcel. Currently, she was not sure if those are the ones that should be prioritized and was curious if there are other properties that should be of a higher priority. She requested hearing other information that Guy Parola has gathered and then make a decision about sites to revisit.

Committee Chair Meeks asked Committee Member Durden to share her list of time sensitive properties. Board Member Barakat stated Brewster Hospital was a priority and shared his thoughts of either leasing or selling the property. From a catalytic prioritization Snyder is much more important. He discussed the tour of the Sax Seafood property and noted it was not catalytic in addition of being located adjacent to city-owned land.

Committee Member Durden stated that Sax Seafood should be added to the prioritization list because the Master plan would discuss that site in a significant way. The Master Plan would assist the Committee to determine how that area should be developed.

The Committee reviewed the parcels and discussed the shotgun houses in the LaVilla area and Genovar's Hall.

Guy Parola commented that strong guidance was needed for disposition of Brewsters Hospital.

CEO Wallace recommended that a high priority be placed on Snyder Memorial Church.

Committee Chair Meeks reported when he was on the Jacksonville Economic Development Commission, an RFP came to the Board on Brewsters Hospital. After reviewing the math of what the City of Jacksonville put into it, versus the square footage came out to \$700 a square foot and he could not understand it.

Board Member Barakat agreed with CEO Wallace that due diligence research need to occur before being placed on the market and for the Committee to come to an agreement.

The Committee briefly discussed if there were lazy properties on the Southbank.

The Committee reviewed 324 Broad Street map.

DIA Board Chair Bailey commented that Snyder Memorial Church was critically important.

Committee Chair Meeks proposed the following property prioritization order:

- Snyder Memorial Church
- Shotgun houses
- Brewsters Hospital

CVP Boyer commented about the shotgun houses. She stated to keep in mind, if the RFP should be written with the following accommodations:

- A feature of a downtown walking tour
- Used in conjunction with Lavilla school of the Arts to activate value beyond use for office space or residence.
- Historical Exhibits

Committee Chair Meeks suggested staff to develop draft RFPs for the Snyder Memorial Church and the Sax Seafood site.

Guy Parola attended meetings with the nurses associations for Brewsters Hospital. He considered arranging a meeting with them to find out what they anticipate.

CEO Wallace discussed an RFP prior to his arrival regarding Sax Seafood that was released for residential as the highest and best use for the site. He provided details of the project. He considered maximizing the best efforts below:

- Snyder Memorial Church
- Brewsters Hospital and Genovars Hall

CEO Wallace suggest addressing Sax Seafood and 816 W. Union Street sites at a later date.

DIA Chairman Bailey noted that the emotional discussion with the Nurses Association is needed as soon as possible and he will try would attend it if works with his schedule. Committee Chair Meeks commented that he would attend to take notes.

CVP Boyer asked if 324 W Broad Street was in shape to be occupied.

Board Member Barakat inquired if the conversations were tabled about the Courthouse and City Hall Annex. Committee Chair Meeks stated that they would not be taken up today and can be taken up at the next meeting. Guy Parola also suggested a tour of the Courthouse and Annex building.

IV. PUBLIC COMMENTS

Dick Jackson provided a handout and attended the ULI Breakfast meeting.

CEO Wallace recommended to host a morning and afternoon session for the parking/budget workshop to meet on April 27, 2016.

V. ADJOURNMENT

There being no further business, Committee Chair Meeks adjourned the meeting at approximately 11:45 a.m.

The next Strategic Implementation Committee meeting is scheduled for Monday, May 23, 2016 at 11:00 a.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.