



Downtown Investment Authority
Community Redevelopment Area Board

Ed Ball Building
214 North Hogan Street, 8th Floor, Conference Room 851
Wednesday, December 14, 2016 - 2:00 p.m.

Community Redevelopment Area Board
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Dane Grey; Brenna Durden; Craig Gibbs; Ron Moody; Marc Padgett and Kay Harper Williams

Board Members Absent: None

Council President: Council President Boyer

Mayor's Staff: Johnny Gaffney, Office of the Mayor

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

Office of General Counsel: John Sawyer

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:00 p.m.

A. Pledge of Allegiance

II. ACTION ITEMS

A. November 16, 2016 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE NOVEMBER 16, 2016 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 9-0

B. RESOLUTION 2016-12-01 DISPOSITION OF CITY-OWNED RIVERFRONT PROPERTY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") OF THE DIA TO CEASE NEGOTIATIONS AUTHORIZED BY RESOLUTION 2015-04-02; AUTHORIZING AND INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A NOTICE OF DISPOSITION FOR THAT, OR PORTIONS OF, CERTAIN CITY-OWNED

RIVERFRONT PROPERTY AS SHOWN ON EXHIBIT "A"; AMENDING THE DOWNTOWN INVESTMENT AUTHORITY COMMUNITY REDEVELOPMENT AREA DISPOSITION PROCEDURES FOR THE SHIPYARDS APPROVED MARCH 6, 2015 TO REPLACE THE SCORING CRITERIA WITH THE SCORING CRITERIA AS SET FORTH HEREIN; REPLACING THE DISPOSITION PROCEDURES, SCOPE AND PROCESS FLOWCHART APPROVED MARCH 6, 2015 THEREIN WITH THOSE INCLUDED AS ATTACHMENTS 'A', 'B' AND 'C', RESPECTIVELY; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace recommended that the evaluation committee be comprised of three members; one member from the DIA, himself and one member from the administration, which will be determined by the Mayor. Chairman Bailey asked Board Member Moody to serve on the evaluation committee. CEO Wallace will present a negotiated term sheet for the project to be approved by the Board, subject to any modification. General Counsel shall draft a contract regarding the same and seek approval from the Mayor's Budget Review Committee to file legislation to be approved by City Council.

CEO Wallace accepted the 18-month period from the time the DIA award the bid to the time the development agreement is executed.

CEO Wallace will call a special meeting in the month of March.

A discussion ensued regarding the length of the Notice of Disposition. A 60-day process was considered and will come back before the Board in March.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-12-01 AS AMENDED.

THE MOTION PASSED UNANIMOUSLY 9-0

Public Comment

John Nooney

C. RESOLUTION 2016-12-02 200 RIVERSIDE REV GRANT INCENTIVE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") APPROVING CHANGES TO THE SCOPE OF THE PROJECT IMPROVEMENTS OF THE PREVIOUSLY EXECUTED REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND HALLMARK PARTNERS, INC., DATED JULY 21, 2015 FOR THE 200 RIVERSIDE AVENUE APARTMENTS PROJECT, WITH ALL OTHER TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE "CEO") TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE

**REDEVELOPMENT AGREEMENT; AUTHORIZE THE CEO TO EXECUTE
ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Steve Diebenow was present to answer any questions. He attended on behalf of the developer Bistol Development, which are are same as on 220 Riverside.

The Board Members below disclosed ex-parte communication with Mr. Diebenow.

- Chairman Bailey, Board Member Durden, Board Member Barakat, Board Member Moody, Board Member Gibbs, Board Member Padgett and Board Member Williams.

Tom Daly stated that the 24 months has to go back to Council because the original contract went through Council. He noted that the resolution would go to MBRC for approval, legislation will be filed with Council to modify the agreement. Once the agreement is executed, that would start the 24-month period.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD
MEMBER MEEKS APPROVING RESOLUTION 2016-12-02.**

THE MOTION PASSED UNANIMOUSLY 9-0

III. ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 3:55 p.m.

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