

Downtown Investment Authority Board Meeting

City Hall at St. James Building 117 West Duval Street, 1st Floor, Lynwood Roberts Room *Wednesday, December 14, 2016 - 2:00 p.m.*

DIA REGULAR MEETING

MEETING MINUTES

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

Board Members Absent: Craig Gibbs

Council President: Lori 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 4:05 p.m.

II. ACTION ITEMS

A. Resolution 2016-12-05 Jacksonville University Incentive*

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING THE CEO TO NEGOTIATE AND EXECUTE FORGIVABLE LOAN DOCUMENTS WITH JACKSONVILLE UNIVERSITY ("JU"); PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2016-12-05.

Tom Cost, President of JU was present.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-12-05. THE MOTION PASSED UNANIMOUSLY 7-0-1 (Board Member Barakat Abstained)

B. RESOLUTION 2016-12-03 ALLOCATION OF PHASE 1 DEVELOPMENT RIGHTS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ALLOCATING AN ADDITIONAL FIFTY (50) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS TO HP-BDG 200 RIVERSIDE, LLC FOR PROPERTY LOCATED WITHIN THE NORTHSIDE WEST COMPONENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT ("DOWNTOWN DRI") TO BE USED ON THAT PROPERTY IDENTIFIED BY DUVAL COUNTY R.E. NUMBERS 089151-0005 AND 089141-0110; APPROVING THE CONVERSION OF 4,000 SQUARE FEET OF COMMERCIAL/RETAIL DEVELOPMENT RIGHTS TO SIXTEEN (16) MULTI-FAMILY UNITS PURSUANT TO THE CONVERSION PROVISIONS CONTAINED WITHIN THE AMENDED AND RESTATED ALLOCATION OF **DEVELOPMENT RIGHTS AGREEMENT DATED OCTOBER 10, 2012; FINDING THAT** THE AMENDED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA'S **BUSINESS INVESTMENT AND DEVELOPMENT PLAN ("BID PLAN"); AUTHORIZING** THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; **PROVIDING AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2016-12-03.

A MOTION WAS MADE BY BOARD MEMBER HARPER-WILIAMS AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2016-12-03. THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2016-12-04 DOWNTOWN PUBLIC PARKING IMPROVEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") APPROVING THE USE OF \$376,863.30 FOR: (A) IMPROVEMENT OF AN EXISTING CITY-OWNED SURFACE PARKING FACILITY WITHIN THE SPORTS AND ENTERTAINMENT DISTRICT, GENERALLY KNOWN AS PARKING LOT X; AND (B) CONSTRUCTION OF A PEDESTRIAN CONNECTION TO THE ST. JOHNS RIVER FROM THE AFOREMENTIONED SURFACE PARKING FACILITY; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN ("BID PLAN"); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2016-12-04.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2016-12-04. THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RETAIL ENHANCEMENT PROGRAM APPLICATION 2016-003

The Retail Enhancement Committee held a meeting on Wednesday, December 7, 2016 and moved to approve REP Application 2016-003 – Live Bakery and bar, 327 & 331 East Bay Street, Forgivable loan in the amount of \$79,297 Subject to conditions as noted in staff report.

Mr. Rida and his brother John were present to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GREY APPROVING REP APPLICATION 2016-003. THE MOTION PASSED UNANIMOUSLY 7-0-0.

E. RETAIL ENHANCEMENT PROGRAM APPLICATION 2016-004

The Retail Enhancement Committee held a meeting on Wednesday, December 7, 2016 and moved to approve REP Application 2016-004 – 1904 Music Hall, with Spliff's gastropub, 17 and 19 North Ocean Street forgivable loan in the amount of \$15,000 subject to conditions as noted in staff report.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING REP APPLICATION 2016-004. THE MOTION PASSED UNANIMOUSLY 7-0-0.

Vice Chairman Meeks requested having a meeting with the Retail Enhancement Committee to brainstorm about the proposal that needs to go to council.

CEO Wallace inquired if a Retail Enhancement Committee meeting needs to be set up regarding the Southbank Retail Enhancement program for which would capitalize with \$250,000. Chairman Bailey asked Vice Chairman Meeks to get that meeting set up.

III. <u>CHIEF EXECUTIVE OFFICER REPORT</u>

CEO Wallace thanked the Board Members for their tremendous work that has been accomplished in 2016. Chairman Bailey and Vice Chairman Meeks expressed appreciation of the wonderful job that staff does.

IV. DDRB BRIEFING

Jim Klement provided a brief summary of the agenda items for Thursday, December 15, 2016.

Downtown Investment Authority General Board Meeting - Wednesday, December 14, 2016 Page 4 of 4

Chairman Bailey noted that a joint meeting of the DIA and DDRB on December 19, 2016 from 6:00 p.m. - 8:00 p.m. CEO Wallace stated that 30 percent drawings of the Riverplace Boulevard Road Diet.

Jim Klement provided an update of DDRB Application 2016-015 the Multi-family, (former Hines property) Ventures Residential.

V. <u>OLD BUSINESS</u>

Vice Chairman Meeks will be meeting with CEO Wallace to review financial information prior to the January 2017 meeting. He inquired about audited financial statements regarding the parking lots and would also be articulating a strategy regarding homelessness downtown.

Board Member Durden recalled the Board requested staff to produce a quarterly report to keep track of the budget. CEO Wallace confirmed that a complete quarterly report will be produced and provided the Board on where the DIA stands administratively from all three TIFs.

VI. <u>NEW BUSINESS</u> None

VII. <u>PUBLIC COMMENTS</u> None

There being no further business, Chair Bailey adjourned the Downtown Investment Authority Board Meeting at approximately 5:05 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-Eiland at (904) 630-3492, or by email at karenu@coj.net.