



Downtown Investment Authority
Community Redevelopment Area Board

Ed Ball Building
214 North Hogan Street, 8th Floor, Conference Room 851
Wednesday, January 18, 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

Chairman Bailey convened the meeting at 2:05 p.m.

I. PRESENTATIONS

A. Cultural Council - Mr. Preston Haskell, David Engal and Tony Allegretti

Tony Allegretti, Executive Director of the Cultural Council provided presentations of the DIA Urban Arts and The Water Street parking garage public Art Project.

Chairman Bailey asked him to keep the Board apprised of any events, openings and any updates of completion.

II. ACTION ITEMS

A. 2016 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER HARPER-WILLIAMS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE DECEMBER 14, 2016 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

B. RESOLUTION 2017-01-01 SOUTHBANK PARKING WITHIN FDOT RIGHT-OF WAY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) BOARD OF DIRECTORS INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER, THROUGH THE OFFICE OF PUBLIC PARKING, TO TAKE ALL NECESSARY ACTION TO EFFECTUATE A PUBLIC PARKING AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”) FOR USE, OPERATION AND MANAGEMENT OF CERTAIN SURFACE PARKING FACILITIES WITHIN FDOT RIGHT-OF-WAY AS ILLUSTRATED BY EXHIBIT ‘A’; AUTHORIZING THE EXPENDITURE OF UP TO \$575,000 OF SOUTHSIDE TID FUNDS FOR IMPROVEMENTS NECESSARY FOR USE OF THE AFOREMENTIONED SURFACE PARKING FACILITIES; REQUESTING THAT THE JACKSONVILLE CITY COUNCIL VIA RESOLUTION OR ORDINANCE EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS APPROVING RESOLUTION 2017-01-01.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

C. RESOLUTION 2017-01-02 SOUTHBANK APARTMENT VENTURES, LLC, R.E.V. GRANT*

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE AN ECONOMIC DEVELOPMENT AGREEMENT AUTHORIZING A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”) BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND VENTURES DEVELOPMENT GROUP, LLC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER PADGET APPROVING RESOLUTION 2017-01-02.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

D. RESOLUTION 2017-01-03 ONE CALL R.E.V. GRANT*

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A BUSINESS ATTRACTION INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY, IP CAPITAL PARTNERS, LLC, AND ONE CALL CARE MANAGEMENT.; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE BUSINESS ATTRACTION INCENTIVE AGREEMENT; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

Keith Goldfaden, NAI Hallmark Partners, Broker and Caryn Carraro, Cushman and Wakefield were present to answer any questions.

CEO Wallace requested Chairman Bailey to allow him the opportunity to bring this back before the Board or call a special meeting in February. Chairman Bailey concurred.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER DURDEN TO TABLE RESOLUTION 2017-01-03 UNTIL THE NEXT MEETING.

THE MOTION PASSED 6-0-3 (GREY, GIBBS AND MEEKS)

III. ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 3:52 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.