



Downtown Investment Authority
Community Redevelopment Area Board
Lynwood Roberts Room

117 West Duval Street, 1st Floor, Lynwood Roberts Room
Wednesday, February 1, 2017 - 9:00 a.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; and Kay Harper Williams

Board Members Absent: Marc Padgett

Council President: Council President Boyer & Council Member Greg Anderson

Mayor's Staff: None

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

Vice Chairman Meeks convened the meeting at 9:02 a.m.

II. PRESENTATIONS

II. ACTION ITEMS

A. 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 MEDICAL, INC.; 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.

Jason Issacon, GV-IV Capital Partners was present to answer any questions.

A MOTION WAS MAY BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER HARPER APPROVING RESOLUTION 2017-01-03.
THE MOTION PASSED UNANIMOUSLY 8-0 -0

B. RESOLUTION 2017-02-01 LAURA STREET TRIO & BARNETT BUILDING TERM SHEET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING THE CHIEF EXECUTIVE OFFICER ("CEO") OF THE DIA TO NEGOTIATE A REDEVELOPMENT AGREEMENT, PARKING GARAGE LEASE AGREEMENT AND RELATED AGREEMENTS AMONG THE DIA, THE MOLASKY GROUP OF COMPANIES OR DESIGNEE, AND SOUTH EAST GROUP OR DESIGNEE, FOR THE REDEVELOPMENT OF THE BARNETT BANK BUILDING, THE LAURA STREET TRIO, AND FOR CONSTRUCTION OF A STRUCTURED PARKING FACILITY (COLLECTIVELY, THE "PROJECT"); AUTHORIZING: (1) A \$4,000,000 DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND GRANT FOR THE LAURA ST. TRIO; (2) AUTHORIZING A REV GRANT IN THE AMOUNT OF \$1,800,000 FOR THE HOTEL PORTION OF THE LAURA ST. TRIO REDEVELOPMENT; AND (3) RECOMMENDING APPROVAL BY CITY COUNCIL OF A \$4,000,000 CITY GRANT FOR THE PROJECT; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE REDEVELOPMENT AGREEMENTS, A LEASE AGREEMENT FOR THE PARKING GARAGE, AND OTHER AGREEMENTS AS NECESSARY FOR THE PROJECT; AUTHORIZING CEO TO INITIATE FILING LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO EXECUTE SUCH AGREEMENTS; PROVIDING AN EFFECTIVE DATE.

Steve Atkins, Principal Managing Director of Southeast Development Group and Matt Connolly Senior Vice President of Development from Molasky were available to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2017-02-01 LAURA STREET TRIO 7 BARNETT BUILDING TERM SHEET.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

Board Member Barakat made an amendment in the termsheet pertaining to the parking garage; stipulating that for the other spaces the City has the unfettered right to use those spaces. He also made a notation on the term sheet that the City all have the unfettered right to lease the 300 parking spaces.

Board Member Durden offered an amendment to the term sheet, which will be attached, Exhibit A to the Resolution. The amendment failed.

Public Comments:

Mr. Langton stated that he was very passionate about this project.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS AMENDMENT SPECIFIC TO THE HISTORIC PRESERVATION TRUST FUND, THAT THE INCENTIVE WILL EXPIRE FROM FIVE (5) YEARS OF THE EFFECTIVE DATE OF THE DEVELOPMENT AGREEMENT.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS REGARDING THE PARKING MASTER LEASE, ALTERING THE TERM SHEET TO INDICATE THAT THE CITY SHALL HAVE THE UNFETTERED RIGHT TO LEASE THE 300 PARKING SPACES IN THE PARKING STRUCTURE

THE MOTION PASSED UNANIMOUSLY 8-0-0.

Council President Boyer commented about protecting the DIA's budget. She addressed an issue whether the MPS garage payment were assigned to the CRA. She suggested to include in the resolution of the term sheet: **"The master lease shall not be an obligation of the combined northside CRA and shall be paid, to the extent of available parking revenue from said garage, from the Parking Enterprise Fund."**

CEO Wallace requested a 10 minute recess.

Recess was held from 10:48 a.m. – 10:54 a.m.

CEO Wallace commented about the motion Council President Boyer recommended.

Chairman Bailey stated that the motion is: The master lease shall not be an obligation of the combined Northside CRA and shall be paid, to the extent of available parking revenue, from the Parking Enterprise Fund. This new motion removed from the garage the revenue from the garage itself.

Council President Boyer stated that she didn't have any problems with the new motion. She wanted to make sure that the DIA were maintaining the CRA role independently.

John Sawyer withdrew Council President's motion.

A MOTION WAS MADE BY CHAIRMAN BAILEY AND SECONDED BY BOARD MEMBER GIBBS AMENDING THE PREVIOUS MOTION "THAT THE MASTER LEASE SHALL NOT BE AN OBLIGATION OF THE COMBINED NORTHSIDE CRA AND SHALL BE PAID, TO THE EXTENT OF AVAILBLE PARKING REVENUE, FROM THE PARKING ENTERPRISE FUND.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2017-02-02 PUBLIC PARKING LEASE AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") BOARD OF DIRECTORS INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER, THROUGH THE OFFICE OF PUBLIC PARKING, TO EXECUTE THE PUBLIC PARKING LEASE AGREEMENT, INCLUDED AS EXHIBIT 'A', 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 'B'; PROVIDING FOR AN EFFECTIVE DATE.

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

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. JANUARY 18, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

A MOTION WAS MADE BY CHAIRMAN BAILEY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE JANUARY 18, 2017 CRA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

III. ADJOURNMENT

There being no further business, Vice Chair Meeks adjourned the meeting at approximately 11:26 a.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.