

Downtown Investment Authority Board Meeting Lynwood Roberts Room

117 West Duval Street, 1st Floor, Lynwood Roberts Room Wednesday, March 15, 2017 - 2:05 p.m.

Downtown Investment Authority 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: None

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

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

II. ACTION ITEMS

A. FEBRUARY 1, 2017 DIA BOARD MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GREY APPROVING THE FEBRUARY 1, 2017 DIA BOARD MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

B. RESOLUTION 2017-03-01: RECREATION AND OPEN SPACE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATION AMENDMENTS.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") FINDING THAT THE CITY OF JACKSONVILLE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS SHOULD INCLUDE AN OPTION FOR MULTI-FAMILY DEVELOPERS WITHIN THE CENTRAL BUSINESS DISTRICT ("CBD") LAND USE CATEGORY TO PAY A RECREATION FEE FOR THE CREATION, ENHANCEMENT AND IMPROVEMENT OF PUBLIC PARKS AND RECREATION FACILITIES IN LIEU OF PROVIDING FOR SUCH WITHIN THEIR DEVELOPMENT; Downtown Investment Authority Board Meeting - Wednesday, March 15, 2017 Page 2 of 6

INSTRUCTING DIA CHIEF EXECUTIVE OFFICER ("CEO"), IN CONJUNCTION WITH THE PLANNING AND DEVELOPMENT DEPARTMENT, THE PARKS RECREATION AND COMMUNITY SERVICES DEPARTMENT, AND THE OFFICE OF GENERAL COUNSEL TO DEVELOP LEGISLATION EFFECTUATING A RECREATION FEE PAYMENT OPTION FOR MULTI-FAMILY DEVELOPMENTS WITHIN THE CBD LAND USE CATEGORY; REQUESTING THAT CITY COUNCIL ADOPT LEGISLATION TO AMEND THE CITY OF JACKSONVILLE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TO EFFECTUATE A RECREATION FEE PAYMENT OPTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace proposed to establish a workshop and asked Board Member Padgett and Board Member Durden's participation. This item was deferred and will be brought back to the Board in April or May 2017.

Chairman Bailey rearranged the order of the agenda and moved to Resolution 2017-03-08.

C. RESOLUTION 2017-03-08: FRIENDS OF HEMMING PARK

A RESOLUTION SUPPORTING ORDINANCE 2017-198 TO REINSTATE THE FRIENDS OF HEMMING PARK CONTRACT (FOUR TIMES AMENDMED); AND TO APPROPRIATE \$415,000 FOR OPERATIONS & CAPITAL IMPROVEMENTS AT HEMMING PARK.

CEO Wallace brought forth Resolution 2017-03-08 and supporting Ordinance 2017-198.

Daryl Joseph, Parks and Recreation Director was present to answer any questions regarding the Friends of Hemming Park.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-08.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

D. RESOLUTION 2017-03-07: MATCHING GRANT ALLOCATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") PLEDGING \$25,000 AS MATCHING FUNDS FOR A COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") APPLICATION BEING SUBMITTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR THE CONSTRUCTION OF DEDICATED BICYCLE LANES ON LIBERTY STREET AND MYRTLE AVENUE; INSTRUCTING THE CHIEF EXECUTIVE OFFICER OF THE DIA TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2017-03-07.

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Mr. Parola reminded the Board that inside of the CRA Plan, Liberty Street is discussed about creating dedicated bike lanes and moving curbs etc. A map was presented and information related documents were in the packet. CEO Wallace pointed out Section 6, Page 41 of the CRA Plan that clearly discussed Liberty Street and a pedestrian/bicycle path.

Amy Ingles, Bicycle Pedestrian Coordinator was present to answer any questions.

Colin Moore, Grants writer discussed the application scorings.

CEO Wallace reminded the Board that this is a match to \$90,000 and \$115,000. The \$25,000 is non-TIF dollars that can be used on this area.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-03-07.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

E. RESOLUTION 2017-03-02: ALLOCATION OF DEVELOPMENT RIGHTS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ALLOCATING TEN (10) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074920 0000; 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 forward Resolution 2017-03-02.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-03-02.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

F. RESOLUTION 2017-03-04: PARKING RFP SCOPE OF SERVICES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") APPROVING THE SCOPE OF SERVICES ATTACHED HERETO AS EXHIBIT "A" FOR THE PROCUREMENT OF PROFESSIONAL SERVICES THROUGH THE OFFICE OF PUBLIC PARKING FOR THE DEVELOPMENT OF A PUBLIC PARKING STRATEGY AND IMPLEMENTATION PLAN; DEVELOP AND IMPLEMENT A "PARK ONCE"

STRATEGY WITHIN DOWNTOWN; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE CONTRACTS IN ACCORDANCE WITH EXHIBIT "A" ATTACHED HERETO; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2017-03-04. The purpose of the Resolution is to hire a parking strategy consultant to further assist in developing the downtown parking strategy as well as look at some opportunities from a residential standpoint equally as well.

Chairman Bailey stated that there has been a lot of history with this and it is probably the most important time to get our arms around this with an inventory of what we have, know and what we have to work with.

Board Member Barakat noted that this is very much in need and he commended the staff for taking the initiative to do this study.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2017-03-04 AS AMENDED.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

G. RESOLUTION 2017-03-05: ALLOCATION OF DEVELOPMENT RIGHTS.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ALLOCATING FORTY (40) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 527 DUVAL STREET, LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 073649 0000; 073647 0000, 073648 0000, 073650 0000, 073651 0000, 073652 0000, and 073654 0000. 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 2017-03-05.

Rafael Caldera, DDRB Member and Architect was present. He discussed that the houses are over 100 years old and have no architectural value.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-05.

THE MOTION PASSED UNANIMOUSLY 9-0-0.

H. RESOLUTION 2017-03-06: NOTICE OF DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY LOCATED GENERALLY AT THE INTERSECTON OF MYRTLE AVENUE AND ELDER STREET AS IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089567 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; 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.

Rick Welch, Connelly & Wicker was present to provide information.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS APPROVING RESOLUTION 2017-03-05.

THE MOTION PASSED UANIMOUSLY 9-0-0.

I. RESOLUTION 2017-03-03: DVI BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY'S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. ("DVI") AS IDENTIFIED IN DVI'S 2017-2018 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI'S 2017-2018 ANNUAL BUDGET INCLUDED AS ATTACHMENT 'A' TO RESOLUTION 2017-03-03; PROVIDING FOR AN EFFECTIVE DATE.

Jake Gordon, CEO of the Downtown Vision Inc., Terry Durand-Steubben, President of Auld & White Constructors and newly chair for DVI along with Mr. Pat McElhaney, Sr. Vice President of EverBank and Board Member of DVI were available for questions.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-03.

THE MOTION PASSED 8-0-1 (BARAKAT)

III. PRESENTATIONS

Mr. Parola provided three (3) banner design displays for board input. The Board discussed and made suggestions.

Ginny Myrick, representing the Cathedral District-Jax, Inc. briefly informed the Board that the Urban Land Institute conducted an expensive study last year in January identifying what they could to improve their neighborhood. Torti Gallas was selected out of three planners will begin

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interviewing community leadership. Joseph Loretta, DDRB Vice Chairman and Genesis Group PLA briefly discussed what the assets are in the District. They will return back to the Board in about three to six months.

IV. CHIEF EXECUTIVE OFFICERS REPORT

CEO Wallace reported the below:

- The Barnett Bank Building and Laura Street Trio
- DIA administrative and temp budgets, Northbank West, Norbank East, Southbank's TIFs and Office of Public Parking.
- Board Member Durden briefed the Board on two bills that are pending in the House and Senate.

V. DDRB BRIEFING

Mr. Klement briefed the Board on the items that were coming before the DDRB meeting tomorrow March 16, 2017.

Board Member Barakat informed the Board that our CEO performance evaluation was overdue. He will be modifying the COJ template evaluation sheet and will ask Karen to distribute to each member to review and comment at the next meeting for approval.

Board Member Barakat also reported about an infill forum by ULI that he attended yesterday. Almost all of the panelists gave positive commentary on DIA's organization.

VI. PUBLIC COMMENT

Laura Diettrich commented about the Florida Redevelopment Agency legislation.

VII. OLD BUSINESS

Board Member Harper-Williams stated that the murals on the poles look great by Hogan, between Forsyth and Bay Street.

There being no further business, Chairman Bailey adjourned the meeting at approximately at 4:48 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.