



Downtown Investment Authority
Hybrid Meeting
Wednesday, May 17th, 2023 – 2:00 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members (BM): Chair; Jim Citrano, Vice Chair; George Saoud, Esq.; Craig Gibbs, Esq.; Braxton Gillam, Esq.; Joe Hassan, Joshua Garrison

DIA Board Members Excused: Carol Worsham, Oliver Barakat.

Mayor’s Staff: None

Council Members: Aaron Bowman

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Antonio Posey, Project Manager, Jovial Harper, Administrative Assistant, Susan Kelley, Redevelopment Coordinator (*attended virtually*), John Crescimbeni Contract and Regulatory Compliance Manager (*attended virtually*) and Ric Anderson, Communications and Marketing Specialist.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER:

James Citrano called to order the Downtown Investment Authority Meeting at 2:00 p.m.

II. PUBLIC COMMENTS

None.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Administrative Assistant Jovial Harper read into the record Form 8B: Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers: ‘Pursuant to Section 112.3143 of Florida Statutes, a Form 8B-Memorandum of Voting Conflict- filed by Board Member James Citrano, prior to this meeting. A conflict Resolution 2023-02-02 for the following reason(s): “One of the partners of CLL Jones Brothers, LLC conducts business with my employer, Seacoast Bank. At present, I am not personally involved in this business relationship.”

B. APRIL 19TH, 2023 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Motion: Board Member Gillam moved to approve the minutes

Seconded: Board Member Gibbs seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

i. Resolution 2023-05-02: Northbank CRA Budget Amendment

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2023-05-01 RIVER'S EDGE (THE DISTRICT)

CEO Boyer spoke to the specifics of the Resolution. She explained the initial Amendment authorized additional general contractors. She further explained the difference between the CRA infrastructure (*Southside Tax Increment funding source*), includes the Bulkhead, the parks and all roads that provide access to those parks. The CDD infrastructure (*funding source Community Development District*) the rest of the underground utilities, stormwater and the roads that provided access to the private development pads. She confirmed the DIA's obligation was to the CRA infrastructure as DIA was providing reimbursements for the expenditures. She continued with the explanations of the modifications within the Resolution.

Motion: Board Member Gillam moved to approve the Resolution.

Seconded: Board Member Gibbs.

Vote: Aye: 6 Nay: 0 Abstain: 0

Board Member Gillam commented on his appreciation for attending. He expressed concern over the extension requests and how the economy has imposed delays on the project. He would like to see progress on the project.

Board Member Gibbs is in support of the project as well.

Standing Chair Citrano inquired if the delivery of the components of the project is based on a projection time; if a particular component is delayed, is the revenue grants reduced that year?

CEO Boyer confirmed that is correct. She explained that the revenue is based on taxes paid for the year.

Jason Gabriel and William Schilling (Project Engineer), representing the applicant explained construction on the site began in April of 2021. They are anticipating vertical construction to begin in late summer-

early fall of parcels 3A and 9B. He states the team is comfortable with reaching construction goals within the timeline extended.

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2023-05-03 JONES BROTHERS DPRP

DIA Staff Member Steve Kelley explained the details of the Resolution. He reviewed the historical elements of the building, the architectural designs of the building and the Total Development Costs.

Motion: Board Member Saoud moved to approve the Resolution.

Seconded: Board Member Gillam.

Vote: Aye: 6 Nay: 0 Abstain: 0

Board Member Gillam inquired if this goes to City Council and if this is the initial phase of the ask, will they be another request in the future?

DIA Staff Member Steve Kelley explained this project can be a stand alone and independent of the secondary new construction.

CEO Boyer confirmed the building with the Historic program is economically feasible. The new construction with the revenue grants offered by DIA is not economically feasible. The second project will have to wait or independently go to Council and request more that what is provided in grants from DIA.

Standing Chair Citrano inquired if the Historical designation is needed to receive a portion of the incentive. He further asked if there are any additional analysis completed prior to obtaining the final costs.

DIA Staff Member Steve Kelley confirmed the requirement is to receive the landmark status prior to funding. Mr. Kelley directed the Board to the term sheet, subsection III, and read the explanation of costs.

MOTION PASSED UNANIMOUSLY 6-0-0

F. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

Bringing no further matters forward, Jim Citrano adjourned the Community Redevelopment Agency Meeting at 2:35 P.M.

IV. DOWNTOWN INVESTMENT AUTHORITY

A. APRIL 19TH, 2023 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Motion: Board Member Gillam.

Second: Board Member Saoud.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

B. CONSENT AGENDA

None.

**C. RESOLUTION 2023-05-04 ADVERTISING AND PROMOTION SUPPORT
FOR PARKS AND PROGRAMMING**

CEO Boyer spoke regarding the request to transfer \$5,000.00 to City Parks Department for parks programming. She shared the classes that were available throughout the Downtown parks in Jacksonville.

Motion: Board Member Gillam moved to approve.

Seconded: Board Member Saoud seconded.

Board Member Saoud inquired which mediums will be used for advertising these events.

Gary Monahan explained the primary method of advertisement is via social media and A-frame signage is used. He further explained the average attendance and frequency of visitation of participants.

Board Member Hassan asked how long the classes have been available.

Gary Monahan advised the classes have been held since the fall and winter of 2022.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

V. OLD BUSINESS

VI. NEW BUSINESS

A. NOMINATING COMMITTEE MEMO

Administrative Assistant Jovial Harper read into the record the DIA Nominating Committee Memo from Board Chair Carol Worsham: "Ms. Harper, As we discussed on the phone, I would like to nominate Mr. Gillam, Mr. Saoud and Mr. Citrano to the Nominating Committee. Please add Mr. Gibbs as an alternate. Thank you, Carol Worsham."

CEO Boyer explained the Bylaws and why the memo is being read into the record.

Board Member Gibbs inquired whether there was a designation of who would Chair this Committee.

CEO Boyer explained due to Chair Worsham's absence, this has not been determined, but this will be confirmed prior to the commencement of the Nominating Committee Meeting.

VII. CEO INFORMATIONAL BRIEFING

A. CEO MONTHLY UPDATE

CEO Boyer provided a PowerPoint presentation of photographs to show the work that has been completed in Downtown. She continued into the CEO Monthly updates, providing a timeline for the projects that are pending and under construction.

Board Member Gibbs inquired about the displacement of special events during construction downtown.

CEO Boyer advised there will be a monthly analysis of the logistics throughout the construction phases in Downtown Jacksonville.

VIII. CHAIRMAN REPORT

IX. ADJOURN

Jim Citrano adjourned the Downtown Investment Authority Meeting at 3:08 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments on this meeting, transcripts are available upon request. Please contact Jovial Harper at HarperJ@coj.net to acquire a recording of the meeting.