



**Downtown Investment Authority  
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting  
Tuesday, January 18<sup>th</sup>, 2022 at 2:00 p.m.**

## **RE&PD AGENDA**

Oliver Barakat, Chair  
Carol Worsham, Committee Member

Todd Froats, Committee Member  
David Ward, Esq., Committee Member

- I. CALL TO ORDER
- II. PUBLIC COMMENTS\*
- III. NOVEMBER 16, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- IV. DISCUSSION ITEMS
  - a. FORD ON BAY COURTHOUSE DISPOSITION (Lori Boyer, Chief Executive Officer)
    - i. Discussion of Committee role and authority
    - ii. Review of compiled scores and rankings
    - iii. Discussion of responses to NOD
    - iv. Recommendation
  - b. MOSH DISPOSITION (Lori Boyer, Chief Executive Officer)
- V. OLD BUSINESS
- VI. NEW BUSINESS
- VII. ADJOURN

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*\* Only individuals attending the meeting in-person will have an opportunity to provide live public comments. Persons who cannot attend the meeting in-person, but who wish to submit public comments regarding any matter on the agenda for consideration at the meeting, may do so by sending their public comments via electronic mail to [DIAPublicComments@coj.net](mailto:DIAPublicComments@coj.net) prior to the start of the meeting. Public comments received prior to the meeting will not be read during the meeting but will instead be forwarded to all DIA Board members for review in advance of the meeting and will remain a part of the permanent record for the meeting itself. You are encouraged to submit public comments well in advance of the start of the meeting to provide DIA Board members with adequate time to read them in preparation for the meeting.*



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Tuesday, January 18<sup>th</sup>, 2022 at 2:00 p.m.**

[CONTINUED ON FOLLOWING PAGE]

*Please be advised that this will be a hybrid virtual in person meeting.*

**PHYSICAL LOCATION**

City Hall at St. James  
117 West Duval Street  
First Floor, Lynwood Roberts Room  
Jacksonville, FL 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

**VIRTUAL LOCATION**

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82363263280?pwd=MytYei9tSUdja3NNbDIEMzlvbXVvUT09>

Meeting ID: 823 6326 3280

Passcode: 534965

**One tap mobile**

+1 (312) 626-6799 (Chicago)

+1 (646) 558-8656 (New York)

Find your local number: <https://us02web.zoom.us/j/keg325N2hY>



# Downtown Investment Authority

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## Memorandum

**TO:** DIA Board Members

**FROM:** Lori Boyer, CEO 

**RE:** Ford on Bay Schedule and Process

**DATE:** January 11, 2022

The Ford on Bay Notice of Disposition (NOD) closed December 23, and DIA received six responses. The respondents were: Related Group, Van Trust, Silver Hills, Carter, Southeast Group, and MAA. Oral interviews, open to the public, were held on January 5<sup>th</sup>, and all scorers and respondents participated. With this memo, the entire Board is receiving a digital link to each respondent's submittal as well as the audio and video recordings of the interviews. Similarly, we will advise City Council members that the submittals are available for their review.

**SCORING:** The proposals received were be scored by me, Stephanie Burch as the representative of the Administration and Carol Worsham and Jim Citrano, Jr. as DIA Board Members. CBRE was required by their contract to provide certain factual information regarding the applicants and their proposals to Procurement who in turn made that information available to the scorers to assist in their review and is provided to you in the link provided. Scores were provided to Procurement, who prepared the ranked and averaged score sheet included in the link. Scorers did not discuss the proposals with each other, but each independently scored the same respondent as number 1. Attached to this memo is the averaged and ranked score sheet for the Ford on Bay which reflects that Carter is the number one ranked respondent collectively but also individually by each of those scoring. The score sheet summary is also included at the link.

**TIMELINE:** The timeline for consideration and meetings is as follows:

**1/11/2022 @ 2:00 p.m.** – deadline for publication of Notice and agenda for RE & PD (Retail Enhancement and Property Disposition) Committee of DIA (meeting 1/18 @ 2:00 p.m.)

**1/18/2022 @2:00 p.m.** – RE & PD Committee to consider NOD Responses and compiled scores and make recommendation to DIA Board. [Meeting location: City Hall, 1<sup>st</sup> floor, Lynwood Roberts Room. Open to the public.]

**1/19/2022 @ 2:00 p.m.** – DIA Board meeting at which recommendation of REP & PD Committee will be considered. [Meeting location: Jacksonville Public Library-Main Library/Downtown, 303 North Laura Street, Multipurpose Room (located in the Conference Center) Open to the public.]

**SUNSHINE LAW AND PROCUREMENT CONSIDERATIONS:** At the RE & PD meeting on 1/18, only committee members will vote on the recommendation, but the meeting will be noticed to allow all BOARD members the opportunity to speak and ask questions as is customary at our committee meetings. As with any matter to come before the Board, Board members should not discuss the award with one another except in a publicly noticed meeting.

**STANDARD OF AWARD BY DIA BOARD:** In accordance with Florida law, the standard to be followed by the Board in deciding whether to award and to whom, is to determine what is in the public interest. The Board is not bound by the ranking, or scores provided, but they should be considered in your evaluation of public interest and are reflective of the criteria established by the Board for the site which were incorporated in the NOD.

## EVALUATION SCORING MATRIX

<b>Title:</b> Notice of Disposition of Duval County Tax Parcel 073358-0000 (330 East Bay Steet) aka The Ford on Bay								
<b>ISP No.:</b> ISP-0287-22								
<b>Close Date:</b> December 22, 2021								
<b>Analyst:</b> David Klages								
<b>No. Invited:</b> (20,000+ by CBRE) <b>Received:</b> ( 6 ) <b>Other:</b> ( 0 )								
<b>Recorded By:</b> Melissa Pierce								
Contractors/Reviewers	Experience & Qualifications	Economic Benefit	Project Development & Design	Financial Proposal	Oral Presentation	Bonus Points	Total	Rank
<b>CARTER</b>								
Boyer	14.00	14.00	58.00	7.00	5.00	28.00	126.00	<b>1</b>
Burch	15.00	16.00	72.00	10.00	5.00	30.00	148.00	
Citrano	18.00	15.00	69.00	12.00	5.00	30.00	149.00	
Worsham	19.00	14.00	65.00	11.00	5.00	30.00	144.00	
<b>Average</b>	<b>16.50</b>	<b>14.75</b>	<b>66.00</b>	<b>10.00</b>	<b>5.00</b>	<b>29.50</b>	<b>141.75</b>	
<b>MID-AMERICA APARTMENTS</b>								
Boyer	18.00	13.00	57.00	12.00	5.00	14.00	119.00	<b>2</b>
Burch	17.00	12.00	59.00	9.00	5.00	20.00	122.00	
Citrano	20.00	18.00	57.00	12.00	4.00	21.00	132.00	
Worsham	20.00	14.00	54.00	12.00	5.00	8.00	113.00	
<b>Average</b>	<b>18.75</b>	<b>14.25</b>	<b>56.75</b>	<b>11.25</b>	<b>4.75</b>	<b>15.75</b>	<b>121.50</b>	
<b>RELATED DEVELOPMENT</b>								
Boyer	18.00	9.00	36.00	12.00	4.00	6.00	85.00	<b>3</b>
Burch	20.00	12.00	68.00	11.00	5.00	24.00	140.00	
Citrano	20.00	15.00	61.00	12.00	5.00	25.00	138.00	
Worsham	19.00	13.00	46.00	12.00	5.00	20.00	115.00	
<b>Average</b>	<b>19.25</b>	<b>12.25</b>	<b>52.75</b>	<b>11.75</b>	<b>4.75</b>	<b>18.75</b>	<b>119.50</b>	
<b>SOUTHEAST DEVELOPMENT GROUP</b>								
Boyer	13.00	18.00	38.00	6.00	3.00	6.00	84.00	<b>4</b>
Burch	10.00	20.00	50.00	7.00	5.00	25.00	117.00	
Citrano	4.00	22.00	41.00	5.00	3.00	25.00	100.00	
Worsham	19.00	18.00	66.00	9.00	5.00	25.00	142.00	
<b>Average</b>	<b>11.50</b>	<b>19.50</b>	<b>48.75</b>	<b>6.75</b>	<b>4.00</b>	<b>20.25</b>	<b>110.75</b>	

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<b>Analyst:</b> David Klages								
<b>No. Invited:</b> (20,000+ by CBRE) <b>Received:</b> ( 6 ) <b>Other:</b> ( 0 )								
<b>Recorded By:</b> Melissa Pierce								
Contractors/Reviewers	Experience & Qualifications	Economic Benefit	Project Development & Design	Financial Proposal	Oral Presentation	Bonus Points	Total	Rank
<b>SILVER HILLS DEVELOPMENT</b>								
Boyer	14.00	15.00	23.50	9.50	4.00	4.00	70.00	<b>5</b>
Burch	14.00	12.00	55.00	8.00	5.00	17.00	111.00	
Citrano	18.00	16.00	48.00	12.00	4.00	13.00	111.00	
Worsham	19.00	16.00	40.00	11.00	3.00	7.00	96.00	
<b>Average</b>	<b>16.25</b>	<b>14.75</b>	<b>41.63</b>	<b>10.13</b>	<b>4.00</b>	<b>10.25</b>	<b>97.00</b>	
<b>VANTRUST REAL ESTATE</b>								
Boyer	16.00	8.00	23.00	11.00	4.00	8.00	70.00	<b>6</b>
Burch	20.00	8.00	48.00	6.00	5.00	15.00	102.00	
Citrano	20.00	14.00	48.00	12.00	5.00	16.00	115.00	
Worsham	20.00	14.00	31.00	11.00	3.00	7.00	86.00	
<b>Average</b>	<b>19.00</b>	<b>11.00</b>	<b>37.50</b>	<b>10.00</b>	<b>4.25</b>	<b>11.50</b>	<b>93.25</b>	