



**DOWNTOWN INVESTMENT AUTHORITY
RETAIL ENHANCEMENT PROGRAM COMMITTEE
AGENDA**

**City Hall at St. James Building
117 W. Duval Street, Jacksonville, FL. 32202
3RD Floor, Conference Room C
Tuesday, December 5, 2017 – 10:00 A.M.**

Oliver Barakat, Chair
Jack Meeks, Committee Member
Brenna Durden, Esq., Committee Member

RETAIL ENHANCEMENT PROGRAM COMMITTEE

I.	CALL TO ORDER – Committee Chairman Barakat
II.	ACTION ITEMS
	A. REP-2016-004 – 1904 Music Hall, 17 and 19 North Ocean Street
III.	OLD BUSINESS
IV.	NEW BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURN



Downtown Investment Authority
Retail Enhancement Program Committee
City Hall at St. James
117 West Duval St., 3rd Floor, Conf Rm C
Tuesday, December 5, 2017 – 10:00 a.m.

REP Committee Minutes

Board Members Present: Oliver Barakat, DIA Chair and Board Member
Brenna Durden

DIA Staff Present: Jim Klement, and Karen Underwood-Eiland

Office of General Counsel: Not Present

Office of the Mayor: None

Next meeting: TBD

I. Call to Order – Committee Chairman Barakat

A quorum was confirmed and REP Committee Chairman Barakat called the Retail Enhancement Committee meeting to order at approximately 10:05 a.m.

II. Action Items

A. REP APPLICATION 2016-004 : Modified 1904 Music Hall-Spliff’s Gastroput for the Fire Sprinkler – Duane DeCastro, President

Jim Klement provided an overview of application REP 2016-004, Modified 1904 Music Hall-Spliff’s Gastroput for Fire Sprinkler, Duane DeCastro, President located at 17 and 19 North Ocean Street, Jacksonville, FL. 32202.

REP Application 2016-004: specifics are identified below:

Project asks and Amount Amended Amount Requested: **\$32,006.47**
(Previous \$15,000)

Total Project Costs: **\$64, 012.94**
(Previous \$54,000)

Applicant Equity: **\$32,006.47**
(Previous \$39,000)

A handout of the Staff Report, Evaluation Criteria and Application were provided in the meeting packet.

1904 Music Hall is amending the original application approved December 7, 2016, to include a required fire sprinkler and fire alarm system so as to comply with local and

national fire codes and the deletion of the proposed 36 inch door installation included in the original improvements. The owners have been residing in current location for 6 years.

Jason Honeycutt and Duane DE Castro were present and provided a brief synopsis regarding Application REP 2017-001.

The applicant is seeking an REP grant in the amount of \$32,006.47 for improvements that will include ADA access, ramps, fire sprinkler, fire alarms, and the outdoor courtyard/beer garden. Upon completion improvements will provide a maximum seating for 230 clients.

The committee made relative comments regarding the Application REP 2017-001.

Board Member Durden asked when to expect the six (6) month trigger to begin. Jim Klement stated that this recommendation would to full Board Meeting on December 20, 2017.

Board Member Durden asked if the loan forgivable based upon compliance with the agreements and the work being done within the six (6) month period. Jim Klement responded yes. There is a minimum of six (6) new full-time employees for a period of five (5) years.

Committee Chairman Barakat stated that this program designed especially for this kind of scope. The buildings are so behind on code and are costly for the businesses. The Retail enhancement program was purposed for these types of expenditures. The applicants are tenants and have seven (7) years on their current lease and have resided in (6) years so far.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER BARAKAT TO RECOMMEND APPROVAL FOR THE MODIFICATION OF REP #2016-004 REVISED AMENDMENT REQUEST INCREASING THE FORGIVABLE LOAN AMOUNT OF \$32,000.006.47; SUBJECT TO:

- 1. Applicant to obtain appropriate permits within 6 months of final program document approval and executed agreements with DIA**
- 2. Applicant to have all work completed within a 6 month period from final program document approval and executed agreements with DIA**
- 3. Applicant may receive up to a 6 month period extension to comply with final program document approval and DIA executed agreements**

4. The forgivable loan will be secured by a personal guarantee of the applicant in the event of a default under the program or funding agreement.

THE MOTION PASSED UNANIMOUSLY 2-0-0.

Mr. Honeycutt mentioned if could tap into same waterline that Cowford had to tap into mainline for sprinklers. JEA would be the most expensive cost of installing the sprinkler system.

Jim Klement will inquire with staff.

Committee Chairman Barakat suggested an update to understand if JEA is at the table. Mr. Barakat inquired about parking issues. The applicants stated that most of their client's park in the surface parking lot owned by LAZ

Committee Chairman Barakat pointed out with all of the mechanized parking systems; you would think it would not cost too much to have one floor open on a Friday or Saturday night for Cowford, 1904 Music Hall and Bold City.

Board Member Durden is an advocate of shared parking or open access and considered a report brought by staff. Jim Klement suggested a brief discussion to the full board. Committee Chairman Barakat stated that it was just a matter of staff communicating with the private owners by encouraging them to be cooperative.

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

NONE

V. PUBLIC COMMENTS

NONE

VI. ADJOURNMENT

There being no further business, Committee Chairman Barakat adjourned the meeting at approximately 10:29 a.m.

The next meeting will be determined

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492 or by email at karenu@coj.net