



Downtown Investment Authority
Hybrid Meeting
Wednesday, December 21, 2022 – 2:00 p.m.

Community Redevelopment Agency
DRAFT MEETING MINUTES

DIA Board Members (BM): Carol Worsham, Chair; Jim Citrano, Vice Chair; Oliver Barakat; Todd Froats; Craig Gibbs, Esq.; and Braxton Gillam, Esq.

DIA Board Members Excused: None.

Mayor’s Staff: None

Council Members: Council Member Aaron Bowman

DIA Staff: Lori Boyer, Chief Executive Officer; Wanda J. Crowley, Financial Analyst (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development; Susan Kelly, Redevelopment Coordinator (via Zoom); Ina Mezini, Communication and Marketing Specialist; Guy Parola, Operations Manager; and Antonio Posey, Project Manager

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER:

Chair Worsham called to order the Community Redevelopment Agency Board Meeting at 2:05 p.m.

II. PUBLIC COMMENT

The following speakers provided public comment:

John Noony

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. DECEMBER 21, 2022 COMMUNITY REDEVELOPMENT AGENCY MINUTES

Motion: Board Member Gillam moved to approve the minutes as presented

Seconded: Board Member Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

B. CONSENT AGENDA

The following matters were presented to the CRA Board for consideration. Having no items moved from the Consent Agenda, Chair Worsham called for a motion on the following matters:

- i. Resolution 2022-11-01: Fincantieri Ratification
- ii. Resolution 2022-11-02: Iguana Extension
- iii. Resolution 2022-11-05: Mathers FAB-REP
- iv. Resolution 2022-11-07: Carter Extension
- v. Resolution 2022-11-08: Regions Reinstatement
- vi. Resolution 2022-12-03: Lofts at Cathedral Loan Modification
- vii. Resolution 2022-12-01: AR Polar Disposition
- viii. Resolution 2022-12-02: Jones Bros Disposition

Motion: Board Member Gillam moved to approve the Consent Agenda as presented

Seconded: Vice Chair Citrano seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

C. RESOLUTION 2022-12-07: MOSH SITE PLAN

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING WITH CONDITIONS THE SITE PLAN FOR THE MUSEUM PARCEL, AS SHOWN IN EXHIBIT ‘A’; PROVIDING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) WITH THE AUTHORITY TO ADMINISTRATIVELY APPROVE MINOR CHANGES TO THE LOCATIONS OF ENTRANCES AND EXITS, BUILDING DIMENSIONS, AND USES AND ENGAGEMENT OF THE MUSEUM PARCEL ON BAY STREET AND THE RIVERFRONT; PROVIDING GUIDANCE TO THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDR”) AS TO THE DIA’S EXPECTATION ON BUILDING DESIGN FEATURES, RELATIONSHIP TO THE PARTNERSHIP AND PARK PARCELS, AND ACTIVATION; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented Resolution 2022-12-07, as amended in Committee.

Having no questions by the Board, and having come from Committee no motion or second required.

Vote: Aye: 6 Nay: 0 Abstain: 0

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

Bringing no further matters forward, Chair Worsham adjourned the Community Redevelopment Agency Meeting at 2:11PM.

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



Downtown Investment Authority
Hybrid Meeting
Wednesday, December 21, 2022 – 2:00 p.m.

Downtown Investment Authority
DRAFT MEETING MINUTES

DIA Board Members (BM): Carol Worsham, Chair; Jim Citrano, Vice Chair; Oliver Barakat; Todd Froats; Craig Gibbs, Esq.; and Braxton Gillam, Esq.

DIA Board Members Excused: None.

Mayor’s Staff: None

Council Members: Council Member Aaron Bowman

DIA Staff: Lori Boyer, Chief Executive Officer; Wanda J. Crowley, Financial Analyst (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development; Susan Kelly, Redevelopment Coordinator (via Zoom); Ina Mezini, Communication and Marketing Specialist; Guy Parola, Operations Manager; and Antonio Posey, Project Manager

Office of General Counsel: John Sawyer, Esq.

I. DOWNTOWN INVESTMENT AUTHORITY MEETING

Chair Worsham called the meeting to order at 2:11PM.

A. DECEMBER 21, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Having called for corrections or other edits by her fellow board members and after receiving none, Chair Worsham asked for a motion and second on the item.

Motion: Board Member Gillam moved to approve the minutes as presented

Seconded: Board Member Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

B. CONSENT AGENDA

The following matters were presented to the DIA Board for consideration. Resolution 2022-11-06 was moved from the Consent Agenda by the Chair. Chair Worsham called for a motion on the following matters:

- i. Resolution 2022-11-03: Jax Children’s Chorus
- ii. Resolution 2022-11-04: 120 E. Forsyth DPRP

Motion: Board Member Gillam moved to approve the Consent Agenda as modified.
Seconded: Board Member Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

C. RESOLUTION 2022-11-06: LOFTS AT CATHEDRAL DPRP

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) LOAN PACKAGE FOR THE REHABILITATION OF THE BUILDING LOCATED AT 325 E DUVAL STREET, JACKSONVILLE, FL 32257 (“PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH LOFTS AT CATHEDRAL, LTD OR ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE THE CONTRACT AND ASSOCIATED DOCUMENTS AND FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE DPRP LOAN PACKAGE; 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.

Having no comments by the Board, Chair Worsham called for a motion.

Motion: Board Member Froats moved to approve the resolution as presented
Seconded: Vice Chair Citrano seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 1

Board Member Gillam abstained from voting. A voting conflict form 8B was filed with the Office of General Counsel by Board Member Gillam.

D. RESOLUTION 2022-12-04: LOFTS AT CATHEDRAL ALLOCATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TWO (2) MULTI-FAMILY UNITS TO VC CATHEDRAL, LLC, OR AN AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 073617 0020 AND 073617 0000 (“PROPERTY”); AUTHORIZING AN ASSIGNMENT OF MOBILITY FEE CREDITS FOR THE LESSER OF THE ACTUAL MOBILITY FEE OBLIGATION AS DETERMINED BY THE CONCURRENCY MANAGEMENT SYSTEMS OFFICE OR \$36,441.00; AUTHORIZING THE SALE OF UP TO 1.68 OF SURPLUS WATER QUALITY COMPENSATORY CREDITS; 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.

A summary of the resolution was provided by Guy Parola, DIA staff. Following the summary Chair Worsham called for a motion.

Motion: Board Member Gibbs moved to approve the resolution as presented
Seconded: Board Member Barakat seconded the motion

Following a question regarding the available balance of stormwater credits, Chair Worsham called for a vote:

Vote: Aye: 5 Nay: 0 Abstain: 1

Board Member Gillam abstained from voting. A voting conflict form 8B was filed with the Office of General Counsel by Board Member Gillam.

E. RESOLUTION 2022-12-05: RIVERS EDGE ALLOCATION CONFIRMATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EFFECTUATING A FIRST AMENDMENT TO THAT ALLOCATION OF DEVELOPMENT RIGHTS AGREEMENT DATED NOVEMBER 17, 2015, BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AND ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC, ATTACHED HERETO AS EXHIBIT “A”, TO: (1) RECONFIRM THE ALLOCATION OF DEVELOPMENT RIGHTS; (2) EXPRESSLY ALLOCATE ONE HUNDRED TWENTY-FIVE (125) MARINA SLIPS TO ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC, PURSUANT TO SECTION 1.iv CONTAINED IN

EXHIBIT “A”; (3) AMEND SECTION 1.vii OF THE ATTACHED EXHIBIT “A” TO REPLACE “AUGUST 26, 2017” WITH “JULY 12, 2018” (THAT DATE BEING THE EFFECTIVE DATE OF THAT REDEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY, THE CITY OF JACKSONVILLE, AND ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC); (4) REMOVE SECTION 5 WITHIN THE ATTACHED EXHIBIT “A” IN ITS ENTIRETY; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A summary of the resolution was provided by Guy Parola, DIA staff. Following the summary Chair Worsham called for a motion.

Motion: Board Member Gillam moved to approve the resolution as presented
Seconded: Board Member Gibbs seconded the motion

Following a question regarding the prior actions by the Board regarding the allocation, Chair Worsham called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

F. RESOLUTION 2022-12-08: AR POLAR ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH AR POLAR JACKSONVILLE, LLC (“LICENSEE”), FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS A FOUR AND THREE-QUARTER (4.75) ACRE PORTION DUVAL COUNTY TAX PARCEL 130574 0150, AS MORE FULLY ILLUSTRATED BY EXHIBIT ‘A’ (“PROPERTY”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A summary of the resolution was provided by CEO Boyer. Following the summary Chair Worsham called for a motion.

Motion: Board Member Gillam moved to approve the resolution as presented
Seconded: Vice Chair Citrano seconded the motion

Seeing no questions by the Board, Chair Worsham called for a vote:

Vote: Aye: 6 Nay: 0 Abstain: 0

G. RESOLUTION 2022-12-06: RECOGNITION OF BOARD MEMBER FROATS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN RECOGNITION AND APPRECIATION OF MR. TODD FROATS FOR HIS DEDICATION AND SERVICE ON THE DIA BOARD AND HIS DEDICATION AND SERVICE TO DOWNTOWN; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer read the resolution into the record. Following the reading of the resolution, Chair Worsham called for a motion.

Motion: Board Member Gibbs moved to approve the resolution as presented

Seconded: Board Member Barakat seconded the motion

Following comments by the Board, Chair Worsham called for a vote:

Vote: Aye: 6 Nay: 0 Abstain: 0

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

THE MOTION PASSED UNANIMOUSLY 6-0-0

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

None.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

None.

V. CEO INFORMATIONAL BRIEFING

CEO Boyer provided a presentation on the status of Downtown projects, including the historic Shotgun Houses rehabilitation, Home2Suites, the Federal Reserve Building and others.

VI. CHAIRMAN REPORT

None.

VII. ADJOURN

ADJOURNMENT: There being no further business, Chair Worsham adjourned the meeting at 2:58PM.

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