



**Downtown Investment Authority**  
**Strategic Implementation Committee Hybrid Meeting**  
***Thursday, August 10th, 2023, 3:00 p.m.***

**Strategic Implementation Committee Hybrid Meeting**  
***MEETING MINUTES***

**Strategic Implementation Committee Members (CM) in Attendance:**

George Saoud (Chair)	Oliver Barakat
Joe Hassan	Carol Worsham
Jim Citrano (Ex officio as Board Chair)	

**DIA Board Members In-Person:** Joshua Garrison

*\*Board Member Garrison attended as a non-voting member of the Committee.*

**DIA Board Members Participating Virtually:** None.

**DIA Staff Present:** Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager, Ina Mezini, Strategic Initiatives Coordinator, Steve Kelley, Director of Downtown Real Estate and Development, and Ric Anderson, Communications and Marketing Specialist, Todd Higginbotham, Downtown Parking Strategy Coordinator.

**Office of General Counsel:** Joelle Dillard

**Council Members Present:** None.

**I. CALL TO ORDER**

The Strategic Implementation Committee meeting of August 10th, 2023, was called to order at 3:00 p.m. by George Saoud, Committee Chair.

**II. PUBLIC COMMENTS**

Committee Chair Saoud called for public comment.

*The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:*

None.

**III. JUNE 15<sup>TH</sup>, 2023, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL**

**Motion:** Board Member Citrano moved to approve the Meeting Minutes.

**Seconded:** Board Member Barakat seconded.

**Vote:           Aye: 5           Nay: 0           Abstain: 0**

**IV.   RESOLUTION 2023-08-01 GREENLEAF DPRP**

Director Kelley explained the details of the Resolution and provided a staff report on the specific application from the Developer, JWB Real Estate Capital.

Alex Sifakis, president of JWB, explained that JWB planned to move its offices to the rehabilitated Greenleaf building while also providing space for food and beverage operations on the first floor and in the basement. Mr. Sifakis said JWB’s offices would span across approximately 30,000 to 36,000 square feet of the renovated building’s approximately 44,000 square feet of office space.

The Resolution would provide \$4.969 million in City funding for the project via forgivable loans and loans through the DIA Downtown Preservation and Revitalization Program (“DPRP”). Total development costs are estimated at \$16.878 million.

**Motion:**           Committee Member Worsham moved to approve the Resolution.  
**Seconded:**       Board Member Citrano seconded.

**Vote:           Aye: 5           Nay: 0           Abstain: 0**

**V.   RESOLUTION 2023-08-10 RFP FOR OPERATION OF MPS GARAGES**

CEO Boyer provided an explanation of the Resolution and the current agreement in place between Metropolitan Parking Solutions LLC and Reef Platform U.S. Operations (formerly LPS of America Inc.) to manage the three parking garages at issue (116 Pearl St. North, 500 A. Philip Randolph Blvd. and 999 E. Adams St.).

Ms. Boyer shared that the resolution is the first step in a process initiated by the City Council with their approval of Resolution 2023-355, which directs the DIA to explore opportunities to competitively procure operating services for the garages or partner with the Jacksonville Transportation Authority to provide the services.

**Motion:**           Committee Member Worsham moved to approve the Resolution.  
**Seconded:**       Board Member Citrano seconded.

**Vote:           Aye: 5           Nay: 0           Abstain: 0**

**VI.   COMPLETION GRANT INCENTIVE PROGRAM DISCUSSION**

Director Kelley

Director Kelley explained a set of draft revisions to the DIA Code Compliance Support Program. Potential modifications include expanding the program to tenants in addition to property owners;

a provision ensuring the program is not used for clearing up nuisance liens and adjusting the funding threshold. The purpose of the presentation was to familiarize the Board with the draft revisions and hear input in advance of further discussion on the issue at the Board's workshop on Aug. 16, 2023.

**No vote was taken on this item.**

**VI. CHAPTER 55 AMENDMENTS**

CEO Boyer gave a presentation on a working set of amendments to Chapter 55 ordinances, the body of legislation that launched the DIA, establishes the parameters of its authority, sets its duties and responsibilities, etc. Ms. Boyer sought the Committee's input in anticipation of possibly bringing a resolution to the full Board at its scheduled meeting on Aug. 16, 2023.

**No vote was taken on this item.**

**ADJOURNMENT**

Committee Chair Saoud adjourned the meeting at 4:23 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ric Anderson at [andersone@coj.net](mailto:andersone@coj.net) to acquire a recording of the meeting.*