



Downtown Investment Authority
Hybrid Meeting
Wednesday, December 15, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq.; Todd Froats; David Ward, Esq.; and Ron Moody

DIA Board Members Excused: Jim Citrano, Secretary

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); Wanda James Crowley, Financial Analyst (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq. and Joelle Dillard, Esq. (via Zoom)

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:00 p.m.

II. PUBLIC COMMENTS

Chairman Gillam opened the floor to 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:

Stephanie Garfunkel	Spoke in support of the duPont Fund Plan
Cliff Miller	Spoke in favor of the JTA Skyway; in favor of MOSH's relocation to Southbank; Urged the City to revisit development of older buildings
Carnell Oliver	Downtown economic development

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. NOVEMBER 17, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

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

Seconded: Board Member Moody seconded the motion

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. RESOLUTION 2021-12-02: SIDEWALK ENHANCEMENT GRANT MODIFICATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS PROGRAM (“FAB-REP”) GUIDELINES, AS A PART OF THE DOWNTOWN RETAIL ENHANCEMENT FORGIVABLE LOAN PROGRAM, AND THE SIDEWALK ENHANCEMENT FORGIVABLE LOAN FOUND THEREIN, BY MODIFYING AND FORMALIZING THE REQUIREMENTS OF THE STAND-ALONE SIDEWALK ENHANCEMENT FORGIVABLE LOAN, THE SPECIFICS OF WHICH ARE INCLUDED HERETO AS EXHIBIT ‘A’; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam called on DIA’s Steve Kelley to present the resolution.

Mr. Kelley introduced the resolution which amends the FAB-REP guidelines with the intention of remedying the stand-alone Sidewalk Enhancement Grant.

Chairman Gillam called for discussion.

Seeing no discussion, Chairman Gillam called for a motion.

Motion: Board Member Gibbs moved to approve Resolution 2021-12-02 as presented

Second: Board Member Worsham seconded the motion

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2021-12-03: RIVERFRONT ACTIVATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN SUPPORT OF CREATING A VIBRANT AND PUBLICLY ACCESSIBLE DOWNTOWN RIVERFRONT BY PRIORITIZING RIVERFRONT CAPITAL

IMPROVEMENTS AND IMPLEMENTING THE IDENTIFIED RECOMMENDATIONS OF THE JESSIE BALL DUPONT FUND RIVERFRONT PARKS ACTIVATION PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam called on CEO Boyer to present the resolution.

CEO Boyer provided an overview of the resolution, stating that it directs the DIA to incorporate the Jessie Ball duPont Fund Riverfront Parks Activation Plan recommendations into the BID/CRA Plan and implement the general concepts and principles, as well as prioritize the riverfront Capital Improvement Plans.

Motion: Board Member Worsham moved to approve Resolution 2021-12-03 as presented

Second: Board Member Froats seconded the motion

Chairman Gillam called for discussion from the board.

Board Member Barakat expressed his support for the resolution but noted the difficulty of implementing a wholistic approach and stated that he would like to know how exactly the City plans to practice this approach.

Chairman Gillam asked how does incorporating the duPont plan restrict the board's ability to take action. CEO Boyer responded that the duPont plan will not serve as a governing document, but its recommendations will be built into individual BID/CRA projects.

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. RESOLUTION 2021-12-04: RESCIND 2021-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST COMMUNITY REDEVELOPMENT AREA (CRA) FORMALLY RESCINDING RESOLUTION 2021-06-03 AND RELEASING THE COMMITMENT OF \$100,000 OF FY 20-21 FUNDS WITHIN THE NORTHBANK PARKS AND PROGRAMMING ACTIVITY; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam called upon CEO Boyer to present the resolution.

CEO Boyer provided an overview of the resolution, stating that it seeks to rescind Resolution 2021-06-03, releasing the commitment of \$100,000 of FY 20-21 funds within the Northbank Parks and Programming Activity. DVI informed the DIA that the intended ice-skating rink program is no longer feasible to implement this year.

Chairman Gillam called for a motion.

Motion: Board Member Froats moved to approve Resolution 2021-12-04 as presented

Second: Board Member Moody seconded the motion

Chairman Gillam called for board comments. Seeing none, Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 2:29 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 Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.



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DIA Board Members Excused: Jim Citrano, Secretary

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); Wanda James Crowley, Financial Analyst (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq.; and Joelle Dillard (via Zoom)

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 2:29 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. NOVEMBER 17, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

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

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

Seconded: Board Member Worsham seconded the motion

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0

B. RESOLUTION 2021-12-01: 600 PARK STREET HOME2SUITES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A DOWNTOWN ECONOMIC DEVELOPMENT GRANT FOR THE HOME2SUITES PROJECT; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND KELCO BROOKLYN, LLC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam called on DIA’s Steve Kelley to present the resolution.

Mr. Kelley provided an overview of the resolution, stating that it proposes an economic development grant for construction of a six-story, 100 room, select-service, extended stay hotel under the Home2Suites brand of Hilton Hotel properties at 600 Park Street. The development will include leasable space for a restaurant and amenities. Mr. Kelley noted the following regarding Exhibit A of the Resolution:

- 1) Funding on the grant will begin on each successive anniversary of the substantial completion date of the project.
- 2) The board to consider item 7 on page 5 which is the criteria for eligibility for funding under DEDG should the ownership structure change.
- 3) DIA staff and the developer have agreed on item 8 of page 5.

Board Member Adams noted that the developer previously applied for a REV grant but was not eligible. Board Member Adams asked if there are limitations on what can be negotiated with the developer regarding the currently proposed incentive. CEO Boyer responded that there are no restrictions, other than consistency and precedent.

Responding to a question from Board Member Adams, Mr. Kelley stated that the 5-year period was established based on the 4 Seasons deal and for purposes of consistency, but it can be changed at the board’s discretion.

Board Member Adams noted that with the current language, Andy Allen, George Leone or Kelley Slay could reduce their ownership to a de minimis amount and continue to be eligible for funding.

CEO Boyer responding to a question from Board Member Froats, commented that the risk associated with a REV grant do not apply to this economic incentive because it is a flat amount.

Board Member Ward expressed that the revisions to Exhibit A need more attention, but he is still in favor of the project.

Chairman Gillam asked if there is a timing issue if the board were to defer the resolution. Steve Diebenow, representing the developer, responded that it would present a timing issue and the developer needs to secure their interest rates before the Federal government raises rates.

Board Member Gibbs expressed that the proposed deal is rushed, and DIA staff should take more time to negotiate with the developer.

Motion: Board Member Moody moved to approve Resolution 2021-12-01 with the 5-year option

Second: Board Member Gibbs seconded the motion

A **friendly amendment** was provided by Board Member Worsham and accepted by Board Member Moody, directing DIA staff to negotiate the following into the RDA:

- 1) Andy Allen, George Leone, and Kelley Slay shall maintain operational control and majority ownership during the 5 years following closing on the agreements

Chairman Gillam called for a vote on the amendment to the resolution.

Vote: Aye: 6 Nay: 2 Abstain: 0

THE MOTION PASSED 6-2-0 (Adams, Ward)

Chairman Gillam called for discussion on the resolution as amended.

Mr. Diebenow stated for the record that the sentiment of the board laid out in the amended resolution is agreeable in leu of timing concerns.

Chairman Gillam called for a vote.

Vote: Aye: 6 Nay: 2 Abstain: 0

THE MOTION PASSED 6-2-0 (Adams, Ward)

V. NEW BUSINESS

CEO Boyer stated that Board Members Worsham and Citrano have agreed to serve on the scoring committee of the Ford on Bay disposition. Stephanie Burch and CEO Boyer will also serve on the committee.

Chairman Gillam called for a vote of support regarding the scoring committee selections.

Vote: Aye: 8 Nay: 0 Abstain: 0

VI. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- NOD Closing Dates:
 - Churchwell Lofts 12/14
 - Ford on Bay 12/22

- MOSH 12/23
- DVI 12/23
- Focused on finalizing the BID/CRA update in January
- Public interviews for the Ford on Bay disposition taking place 1/5 and 1/6; Scores in by the 14th
- REPD meeting on 1/18 and DIA meeting on 1/19
- RFP Shipyards West Public Park Design has been published
- A contract has been negotiated and awarded to the Riverfront Plaza design team

VII. CHAIRMAN REPORT

Chairman Gillam spoke to the successful speaking engagements that various board members have undertaken.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Chairman Gillam adjourned the meeting at 3:44 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 Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.