



Downtown Investment Authority
Strategic Implementation Committee Hybrid Meeting

Thursday, March 10, 2023, 10:00 a.m.

Strategic Implementation Committee Hybrid Meeting
MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Braxton Gillam, Esq. Committee Chair
Craig Gibbs, Esq.

George Saoud, Esq.

Committee Members Excused: None.

DIA Board Members Participating Virtually: None.

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Antonio Posey, Project Manager; and Ina Mezini, Strategic Initiatives Coordinator and Jovial Harper, Administrative Assistant.

Office of General Counsel: Joelle Dillard

Council Members Present: None

I. CALL TO ORDER

The Strategic Implementation Committee meeting of March 9th, 2023 was called to order at 1:00 p.m. by Braxton Gillam, Esq., Committee Chair.

II. PUBLIC COMMENTS

Committee Chair Gillam called for public comment: None.

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. FEBRUARY 14, 2023 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

Motion: Board Member Gibbs moved to approve the meeting minutes.
Seconded: Board Member Saoud seconded the motion.

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

IV. RESOLUTION 2023-03-06: 333 EAST BAY STREET DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING CITY COUNCIL APPROVAL OF A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 333 E. BAY STREET (“PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH NIGHTLIFE INNOVATIONS, INC (F/K/A 327 E. BAY, LLC) 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.

DIA Staff Member Steve Kelley introduced the Resolution 2023-03-06 by describing the project, the work to be completed in the rehabilitation of the historic property and recommended funding up to \$1,655,000 pursuant to the Downtown Preservation and Revitalization Program guidelines in accordance with the terms set forth on the Exhibit-A, term sheet to the resolution. Kelley further referenced in addition to this proposed funding, two FAB-REP Grants will be presented for consideration in April 2023. He is working with Mr. Posey in underwriting those proposals to be presented to the Retail Enhancement and Property Development Committee in April 2023.

Board Member Gibbs looks forward to the completion; compliments the project. He also inquired whether the eighteen-month timeline would be sufficient?

Board Member Saoud inquired about the intended use of the second floor of the property?

Kelley advised the Western portion of the property is for the Republic, a live venue space and the Eastern portion has no tenants at this time.

Board Chair Gillam requested clarification on the property’s location and is the project conditioned on FAB-REP approval?

Kelley confirmed the address is along East Bay Street to the corner at Liberty St., three-thirty-three Bay Street is the address combining multiple addresses along the street and is adjacent to the

property located at 323 E Bay Street where the DIA authorized funding for a similar rehabilitation project in recent months. Mr. Kelley advised this project is not dependent on the FAB-REP's component/approval. The DPRP program itself is solely about the Historic Preservation of the building and does not require tenancy.

CEO Boyer advised that regardless of requests, costs are not duplicated for payment under more than one program. All requests are provided with initial transparency for the Board to review and approve.

Motion: Board Member Gibbs moved to approve Resolution 2023-03-06.

Seconded: Board Member Saoud seconded the motion.

Vote: **Aye: 3** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 3-0-0

IV. RESOLUTION 2023-03-07: AMBASSADOR HOTEL EXTENSION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING AN EXTENSION TO THE BUILDING IMPROVEMENTS COMPLETION DATE FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL (THE “PROJECT”) AS FOUND IN THE SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE, THE DOWNTOWN INVESTMENT AUTHORITY, AND AXIS HOTELS, LLC (“DEVELOPER”) WITH AN EFFECTIVE DATE OF AUGUST 15, 2021; RECOMMENDING CITY COUNCIL APPROVAL TO AMEND THE PERFORMANCE SCHEDULE FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL WITH AXIS HOTELS LLC TO EXTEND THE COMPLETION DATE CONTAINED IN THE PERFORMANCE SCHEDULE; AUTHORIZING THE DIA’S CHIEF EXECUTIVE OFFICER (CEO) TO FILE LEGISLATION AND 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.

Steve Kelley spoke regarding the request for an additional ninety-day extension on the completion date; from March 31, 2023 to June 30, 2023 due to supply chain issues encountered. In addition, legislation is being considered to be presented before the City Council to obtain an additional ninety-day extension until September 30, 2023. The desire is to pursue both simultaneously.

Board Chair Gilliam inquired if this can be completed by the end of September?

Steve Kelley confirmed that he spoke with the developer to ensure the September 30th completion date is a ‘good outside completion date’. This date aligns with the maximum completion date of his other lender’s capital completion date.

Cindy Trimmer (*in behalf of the applicant*) the issues with the supply chain are being addressed to meet the September 30th, completion date.

Board Chair Gilliam requests an update from the developer by the next meeting.

Steve Kelley requests this to be removed from the Consent Agenda to speak with the developer directly.

CEO Boyer requests an amendment on the second portion of the extension that is being presented to City Council to allow staff sufficient time to speak with the developer. This will avoid two pieces of legislation being brought before Council.

Board Chair Gilliam requests this to be removed from the Consent Agenda for consideration now and address this request before the Board at the monthly Board meeting.

Board Member Gibbs agrees as this has been on-going since 2018.

Board Member Saoud inquired the reason for the supply chain issues, is this related to COVID?

Cindy Trimmer confirmed the explanations from the suppliers are in fact, COVID related.

Motion: Board Member Gibbs moved to table Resolution 2023-03-07

Seconded: Board Member Saoud seconded the motion.

ADJOURNMENT

Committee Chair Gillam adjourned the meeting at 10:27 a.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 Jovita Harper at HarperJ@coj.net to acquire a recording of the meeting.