



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 W. Duval Street, 1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202
Wednesday, August 7, 2019 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
Craig Gibbs, Esq. Vice Chairman
Ron Moody, Secretary
Oliver Barakat, Board Member
Carol Worsham, Board Member

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member
Braxton Gillam, Esq. Board Member

I.	CALL TO ORDER
	A. Pledge of Allegiance
	B. Order of Business: Chair Discretion
II.	PUBLIC COMMENTS
III.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. June 19, 2019 Community Redevelopment Agency Meeting Minutes
	B. Resolution 2019-08-01: Project Sharp Economic Development Agreement
	C. Resolution 2019-08-02: ISP-0565-19 Park and Forest Streets
	D. Resolution 2019-08-03: ISP-0552-019 LaVilla Properties
	E. Resolution 2019-08-04: FY 18-19 Northside East and Northwest Revised TID Budget
	F. Resolution 2019-08-05: FY 18-19 Southside Revised TID Budget
	G. Resolution 2019-08-06: Retail Enhancement Program Boundaries
IV.	DOWNTOWN INVESTMENT AUTHORITY BOARD
	A. June 19, 2019 Downtown Investment Authority Meeting Minutes
	B. Resolution 2019-08-07: Contract for Real Estate Services
	C. Resolution 2019-08-08: Sale of Surplus Stormwater Credits
	D. Resolution 2019-08-09: Amendment of Bylaws
V.	CHIEF EXECUTIVE OFFICER REPORT
	A. Budgets and Staff
	B. Professional Services: Requests for Proposals
VI.	CHAIRMAN REPORT
VII.	DDRB BRIEFING
VIII.	OLD BUSINESS
IX.	NEW BUSINESS
X.	ADJOURN

*Transcript of the meeting available upon request or may be found at <http://dia.coj.net/about/Meeting-Information/Meeting-Minutes>



Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, August 7, 2019 –2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Vice Chairman; Ron Moody, Secretary; Oliver Barakat; Todd Froats; Braxton Gillam; Dane Grey; and Marc Padgett

Board Members Absent: Carol Worsham and Jim Bailey, Chairman

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

Council Members: Michael Boylan, Council Member DIA Liaison District 6; and Reggie Gaffney, Council Member District 7.

DIA Staff: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Sondra Fetner, Esq. and Karen Underwood-Eiland, Executive Assistant.

Office of General Counsel: John Sawyer, Office of General Counsel

I. CALL TO ORDER

Vice Chairman Gibbs called the CRA Meeting to order at 2:00 p.m. and the attendees introduced themselves for the record.

A. Pledge of Allegiance

B. Order of Business: Chair Amendment

II. PUBLIC COMMENTS

CEO Boyer reported that the Florida Statutes were amended some years ago requiring public comments before agenda items were voted on. In order to ensure compliance, many public bodies now are taking public comments at the beginning of each meeting.

- Steve Congro commented regarding the LaVilla Property RFP.
- Alex Sifakis commented regarding the LaVilla NOD.
- J.C. Demetree commented regarding LaVilla.
- Ted Stein commented about LaVilla.
- Stanley Scott commented about LaVilla.
- Elias Hionides commented about Johnson Commons proposal.
- George Leone commented about Johnson Commons proposal.
- Glenn Weiss commented about LaVilla proposal.

- William Stanly commented about LaVilla townhouses.
- Steve Diebenow commented about ISP-0552-19.
- Wyman Duggan commented about Resolution 2019-08-03.
- Christian Andy Allen commented about Johnson Commons/LaVilla Proposal.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the June 19, 2019 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE JUNE 19, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2018-08-01: PROJECT SHARP ECONOMIC DEVELOPMENT AGREEMENT

RESOLUTION 2019-08-01

A RESOLUTION APPROVING, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT AMONG THE CITY OF JACKSONVILLE, DIA, AND PROJECT SHARP (THE “COMPANY”), TO SUPPORT THE DEVELOPMENT OF AN APPROXIMATELY 300,000 SQ. FT. BUILDING AND RELATED FACILITIES TO SERVE AS PROJECT SHARP’S CORPORATE HEADQUARTERS, AND THE CREATION OF 500 NEW JOBS (COLLECTIVELY, THE “PROJECT”); RECOMMENDING THE COMPANY BE APPROVED BY THE STATE OF FLORIDA’S DEPARTMENT OF ECONOMIC OPPORTUNITY AS A QUALIFIED TARGET INDUSTRY (“QTI”) BUSINESS PURSUANT TO SECTIONS 288.106-108, FLORIDA STATUTES; EVIDENCING A COMMITMENT OF CITY SUPPORT IN AN AMOUNT NOT TO EXCEED \$600,000 AS THE LOCAL FINANCIAL SUPPORT UNDER THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM, WITH A STATE MATCH OF \$2,400,000, FOR A TOTAL CITY AND STATE QTI AMOUNT OF \$3,000,000 FOR 500 JOBS WITH AN AVERAGE ANNUAL WAGE OF \$85,000; AUTHORIZING A RECAPTURE ENHANCED VALUE (REV) GRANT NOT TO EXCEED \$23,400,000 IN CONNECTION WITH THE PROJECT; RECOMMENDING APPROVAL BY CITY COUNCIL OF A CITY CLOSING FUND GRANT IN THE AMOUNT OF \$3,500,000 PAYABLE UPON SUBSTANTIAL COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING THE PROJECT; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE THE TERMS OF THE ECONOMIC

DEVELOPMENT AGREEMENT AS NECESSARY FOR THE PROJECT; AUTHORIZING THE CEO TO INITIATE FILING LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO EXECUTE SUCH AGREEMENTS; PROVIDING AN EFFECTIVE DATE.

CEO Boyer brought forward Resolution 2019-08-01.

John Sawyer noted that the Voting/Conflict process as to any item which each member may wish to vote is to state the nature of the relationship that is causing the conflict by filing a Form 8B, Memorandum of Voting Conflict. The form will then be attached to the corresponding minutes. Subsequent to that members are eligible to vote on the matter before the board.

Board Member Froats disclosed a potential conflict.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-08-01.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2019-08-02: ISP-0565-19 PARK AND FOREST STREETS

RESOLUTION 2019-08-02

A RESOLUTION APPROVING, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO NEGOTIATE AND ENTER INTO A REDEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANT AMONG THE CITY OF JACKSONVILLE, DIA, AND BLUE CROSS & BLUE SHIELD OF FLORIDA, INC. (THE “COMPANY”), TO SUPPORT THE DEVELOPMENT OF A STRUCTURED PARKING FACILITY (THE “PARKING GARAGE”) WITH A MINIMUM OF AT LEAST 750 PARKING SPACES (THE “PROJECT”); AUTHORIZING CONVEYANCE OF CITY-OWNED REAL PROPERTY AS IDENTIFIED BY EXHIBIT “A” ATTACHED HERETO TO THE COMPANY, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN EXHIBIT “A”; AUTHORIZING A PARKING GARAGE GRANT IN THE AMOUNT OF \$3,500,000 TO THE COMPANY PAYABLE UPON SUBSTANTIAL COMPLETION OF THE PARKING GARAGE; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE THE TERMS OF THE REDEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANTS AS NECESSARY FOR THE PROJECT; AUTHORIZING THE CEO TO INITIATE FILING LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO EXECUTE SUCH AGREEMENTS; PROVIDING AN EFFECTIVE DATE.

CEO Boyer brought forth Resolution 2019-08-02.

Board Member Froats disclosed that he has a potential conflict as Florida Blue is a client of his firm.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-08-02.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RESOLUTION 2019-08-03: ISP-0552-019 LAVILLA PROPERTIES

RESOLUTION 2019-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) SELECTING THE VESTCOR COMPANIES, INC. AS THE MOST RESPONSIVE BIDDER TO NOTICE OF DISPOSITION ISP-0552-19; FINDING THE VESTCOR COMPANIES, INC. BID PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTH BANK DOWNTOWN CRA PLAN AND THE LAVILLA NEIGHBORHOOD DEVELOPEMNT STRATEGY; ACCEPTING THE PURCHASE PRICE OF ONE HUNDRED DOLLARS (\$100.00); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO NEGOTIATE A PURCHASE AND SALE AGREEMENT OR FUNCTIONAL EQUIVALENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer brought forth Resolution 2019-08-03. The three (3) responses were all scored by the Scoring Committee, which consisted of CEO Boyer, Kirk Wendland, OED Executive Director and Board Member Barakat.

Board Member Gillam, Board Member Grey, Board Member Barakat, and Member Padgett disclosed a conflict of interest and provided Form 8B.

Vestcor Companies ranked number one (1) with 85.67 points. Johnson Commons ranked number two (2) with 84.33 points, and Blackwater Capital ranked number three (3) with 67.67 points.

Board Member Gillam reported ex-parte communications with Mr. Congro, Mr. Byers, and Trip Stanly from Blackwater Capital.

A MOTION WAS MADE BY BOARD MEMBER FROATS AND SECONDED BY BOARD MEMBER PADGETT ACCEPTING THE VESTCOR COMPANIES AS THE MOST RESPONSIVE BIDDER FOR RESOLUTION 2019-08-03.

THE MOTION PASSED 5-2 (BARAKAT) (MOODY) OPPOSED-0.

E. RESOLUTION 2019-08-04: FY 18-19 NORTHSIDE EAST AND NORTHWEST REVISED TID BUDGET

RESOLUTION 2019-08-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA'S ADOPTING A FY 2018-2019 AMENDED TAX INCREMENT DISTRICT ("TID") BUDGET FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA'S PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

Board Member Gillam reported that the Finance and Budget Committee recommended approval of this item Monday, August 5, 2019, at 1:00 p.m.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT RECOMMENDING APPROVAL OF RESOLUTION 2019-08-04.

THE MOTION PASSED 7-0-0.

F. 2019-08-05: 18-19 SOUTHSIDE REVISED TID BUDGET

RESOLUTION 2019-08-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY BOARD ADOPTING A FY 2018-2019 AMENDED TAX INCREMENT DISTRICT ("TID") BUDGET FOR THE SOUTHSIDE CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

CEO Boyer recommended deleting Section 3 of the resolution and Exhibit 2. She stated that they will be brought back back to the August 21st DIA meeting. Information from the Council Auditors Office has been received that may change items in Section 3.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER BARAKAT TO AMEND AND APPROVE RESOLUTION 2018-08-05 BY DELEING SECTION 3 OF THE RESOLUTION AND EXHIBIT 2:

THE MOTION PASSED UNANIMOUSLY 7-0-0.

G. 2019-08-06: RETAIL ENHANCEMENT PROGRAM BOUNDARIES

RESOLUTION 2019-08-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY EXPANDING THE BOUNDARIES OF THE NORTHBANK RETAIL ENHANCEMENT PROGRAM; ESTABLISHING BOUNDARIES AND PROGRAM GUIDELINES OF THE SOUTHSIDE RETAIL ENHANCEMENT PROGRAM; AMENDING THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN AND THE NORTHBANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS TO INCLUDE THESE BOUNDARIES; PROVIDING AN EFFECTIVE DATE.

As the chair of the Retail Enhancement Committee, Board Member Barakat stated that, due to demand from users, the committee decided to increase the boundaries of the Retail Enhancement Program one block to the north to Ashley Street and several blocks to the west into LaVilla to help support some of the older structures in LaVilla.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-08-06.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Vice Chairman Gibbs adjourned the CRA Community Redevelopment Agency meeting and a brief five-minute recess was given.

IV. DOWNTOWN INVESTMENT AUTHORITY BOARD

Occured post-closing of Community Redevelopment Agency Meeting.

V. CHIEF EXECUTIVE OFFICER REPORT

Occured post-closing of Community Redevelopment Agency Meeting.

VI. CHAIRMAN REPORT

Occured post-closing of Community Redevelopment Agency Meeting.

VII. DDRB BRIEFING

Occurred post-closing of Community Redevelopment Agency Meeting.

VIII. OLD BUSINESS

Occurred post-closing of Community Redevelopment Agency Meeting.

IX. NEW BUSINESS

Occurred post-closing of Community Redevelopment Agency Meeting.

X. ADJOURN

There being no further business, Vice Chairman Gibbs adjourned the CRA meeting at approximately 3:40 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302,



Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, August 7, 2019 – 3:45 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Vice Chairman; Ron Moody, Secretary; Oliver Barakat; Todd Froats; Braxton Gillam; Dane Grey; and Marc Padgett.

Board Members Absent: Carol Worsham and Jim Bailey, Chairman

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

Council Members: Michael Boylan, Council Member District 6, DIA Liaison and Reggie Gaffney, Council Member, District 7.

DIA Staff: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Sondra Fetner, Esq. and Karen Underwood-Eiland, Executive Assistant.

Office of General Counsel: John Sawyer, Chief, Governmental Operations Department. Office of General Counsel

Meeting Convened: 3:45 p.m.

I. CALL TO ORDER

Vice Chairman Craig Gibbs called the DIA meeting to order at 3:45 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. Approval of the June 19, 2019 Downtown Investment Authority Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE JUNE 19, 2019 DIA REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2019-08-07: CONTRACT FOR REAL ESTATE SERVICES APPROVAL

RESOLUTION 2019-08-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SECOND AMENDMENT TO THE EXISTING AGREEMENT BETWEEN CBRE, INC. AND THE CITY OF JACKSONVILLE TO PROVIDE VARIOUS REAL ESTATE SERVICES RELATED TO THE COURTHOUSE/ANNEX PROPERTY FOR THE BENEFIT OF THE DIA; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer provided a brief summary of approving a resolution in the spring authorizing the interim CEO to engage the services of a brokerage firm to assist with highest and best use analysis and marketing of the old City Hall courthouse site.

Board Member Barakat disclosed and filed Form 8B due to his employment with CBRE.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2019-08-07.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2019-08-08: SALE OF SURPLUS STORMWATER CREDITS

RESOLUTION 2019-08-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO TWO (2) ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO LOFTS AT BROOKLYN, LTD (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 089401 0000, 089404 0000, 089394 0000, 089391 0000, 089408 0000, 089407 0000, 089393 0000, 089395 0000, 089402 0000, 089400 0000, 089399 0000, 089397 0000, 089393 0010, 089392 0000, 089398 0000, 089396 0000, 089399 0100, 089406 0070, AND 089403 0000 (COLLECTIVELY THE “PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2019-08-08.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-08-08.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RESOLUTION 2019-05-09: AMENDMENT OF BYLAWS

RESOLUTION 2019-08-09

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING SECTION 6.6 (ORDER OF BUSINESS) OF THE DIA BYLAWS; DIRECTING BYLAWS TO BE AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer discussed this item earlier to amend the bylaws by moving the public comment section to the beginning of the meeting.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-08-09.

THE MOTION PASSED 7-0-0.

III. CHIEF EXECUTIVE OFFICER REPORT

A. BUDGETS

CEO Boyer reported extra funds were available and the DIA went before the Mayor’s Budget Review Committee to transfer approximately \$20,085 into Professional Services. The DIA has executed an RFP for a Market Feasibility Study which is currently out for bid.

CEO Boyer and Mr. Parola will be interviewing for a Redevelopment Coordinator position to replace Jim Klement. Resumes have been received for the Communications Coordinator and interviews will take place in August. The Director of Development is a very important position and requires a financial background, and financial analysis capability with negotiating skills. Mrs. Boyer will be formulating the job descriptions and qualifications and requested any input from the Board for anyone that may be a good fit for the position.

CEO Boyer thanked Mr. Parola and staff for working on the financial reports that were due to the Council Auditor’s office. The City will be adopting a new accounting system in August that will provide all project line items.

CEO Boyer updated the board regarding her trip with JAXUSA/Destination Downtown that she attended July 31 – August 2, 2019.

IV. DDRB BRIEFING

Mr. Parola stated that he will provide the briefing at the next meeting.

V. OLD BUSINESS

Vice Chairman Gibbs requested a Governance Committee meeting with Board Member Grey and Board Member Padgett prior to the next regular meeting.

Board Member Barakat commented about the LaVilla RFP. He highly commended the Vestcor Companies Inc., and is in hopes of revising the Business Investment Ddevelopment Plans in the next couple of months.

CEO Boyer will bring a formal process for responses to unsolicited proposals and how to address Notices of Dispositions at the next meeting.

Board Member Gillam and Board Member Barakat will not be able to attend the next meeting scheduled on August 21, 2019.

VI. NEW BUSINESS

NONE

IX. ADJOURN

There being no further business, Vice Chairman Gibbs adjourned the CRA meeting at approximately 4:16 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302, or by email at karenu@coj.net.