



**Downtown Investment Authority**  
**Hybrid Meeting**  
**Wednesday, June 16, 2021 – 2:00 p.m.**

**Community Redevelopment Agency**  
**MEETING MINUTES**

**DIA Board Members:** Ron Moody, Chairman; Braxton Gillam, Esq., Vice Chair; Carol Worsham, Secretary; Oliver Barakat; Jim Citrano; Craig Gibbs, Esq.; and Bill Adams, Esq.

**DIA Board Members Excused:** David Ward, Esq.; Todd Froats

**Mayor’s Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

**Office of General Counsel:** John Sawyer, Esq.

**I. CALL TO ORDER**

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

Chairman Moody announced each DIA Board Member and DIA staff present.

**II. PUBLIC COMMENTS**

Chairman Moody 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:

Cliff Miller  
Killian ODonnell

CSX Parking Lot; Brooklyn District  
Women’s Suffrage Historical Marker

**III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

**A. MAY 19, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

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

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

**Seconded:** Board Member Worsham seconded the motion

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**B. RESOLUTION 2021-06-01: FY 21-22 NORTHBANK TAX INCREMENT DISTRICT BUDGET**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA ADOPTING FISCAL YEAR 2021-2022 BUDGETS FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief presentation of the Resolution, which is a staff recommendation regarding the Northbank budget for the coming fiscal year. The Resolution recommends a revised budget that includes revenue projections.

Chairman Moody gave the floor to Board Member Gillam to provide an overview of the Finance and Budget Committee's recommendations and bring the motion to the floor.

Board Member Gillam provided a brief statement regarding the Finance and Budget Committee meeting.

**Motion:** Board Member Gillam moved to approve Resolution 2021-06-01, as recommended by the Finance and Budget Committee

Chairman Moody opened the floor to discussion from the board.

CEO Boyer clarified the projected increase in the MPS garage subsidy for Board Member Adams. CEO Boyer reminded the Board that the MPS litigation is ongoing.

Discussion occurred regarding some of the changes in the tentative budget presented at the previous meeting and the revised budget.

Seeing no further discussion, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**C. RESOLUTION 2021-06-02: FY 21-22 SOUTHSIDE TAX INCREMENT DISTRICT BUDGET**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA ADOPTING FISCAL YEAR 2021-2022 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief summary of the Resolution, which is a staff recommendation regarding the Southside budget for the coming fiscal year. The Resolution recommends a revised budget.

Chairman Moody gave the floor to Board Member Gillam to bring forth the Finance and Budget Committee's recommendations.

**Motion:** Board Member Gillam moved to approve Resolution 2021-06-02, as recommended by the Finance and Budget Committee

Chairman Moody opened the floor to discussion from the board.

Board Member Barakat noted that REV Grants for employment or office users could be a challenge in the future with current work-from-home trends if there are employment thresholds.

Seeing no further discussion, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**D. RESOLUTION 2021-06-03: FY 20-21 NORTHBANK TAX INCREMENT DISTRICT BUDGET**

**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 2020-21 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.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief overview of the Resolution, which is an amendment to the current year budget that allows for funds to be used for park programming.

Mr. Jake Gordon spoke briefly on DVI's programming with the current focus being a seasonal skating rink project.

Chairman Moody opened the floor to discussion from the board.

Mr. Gordon clarified for Board Member Adams how revenue would be generated for the skating rink and how the revenue would be utilized.

Board Member Barakat read a Form 8B into the record.

Mr. Gordon provided an overview of the timeline for the project for Board Member Gibbs. Mr. Gordon will not know for sure if the project is possible until a month from now.

Board Member Citrano asked for clarification on when the funds from DIA would be withdrawn. Mr. Gordon responded that the funds would not be used unless DVI can secure full funding, adding that the funds are in essence a pledge.

Chairman Moody gave the floor to Board Member Gillam to bring forth the Finance and Budget Committee's recommendations.

**Motion:** Board Member Gillam moved to approve Resolution 2021-06-03, as recommended by the Finance and Budget Committee

Seeing no further discussion, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**E. RESOLUTION 2021-06-04: REGIONS EXTENSION OF CLOSING DATE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") EXTENDING THE CLOSING DATE CONTAINED IN THAT CERTAIN ECONOMIC DEVELOPMENT AGREEMENT ("ECONOMIC DEVELOPMENT AGREEMENT") BETWEEN REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION ("REGIONS") THE CITY OF JACKSONVILLE AND DIA; 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.**

Chairman Moody gave the floor to CEO Boyer to present the resolution.

CEO Boyer presented Resolution 2021-06-04 which seeks to extend the closing date to the end of June.

**Motion:** Board Member Worsham moved to approve Resolution 2021-06-04 as presented

**Second:** Board Member Gibbs seconded the motion

Chairman Moody called for comment from the Board.

Seeing no comments, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**F. RESOLUTION 2021-06-08: AMBASSADOR COMPLETION EXTENSION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING AN AMENDMENT TO THE PERFORMANCE SCHEDULE FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL (THE “PROJECT”) WITH AXIS HOTELS LLC (“DEVELOPER”) 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.**

Chairman Moody gave the floor to CEO Boyer to introduce the resolution.

CEO Boyer provided an overview of Resolution 2021-06-08, stating that the DIA has advised the developer that the timeline for closing on financing by the end of June and commencing construction by the end of July are consistent with a reasonable time to cure. The resolution seeks to extend the completion date through a legislative amendment to the redevelopment agreement that would go to City Council.

**Motion:** Board Member Gillam moved to approve Resolution 2021-06-08 as presented  
**Second:** Board Member Citrano seconded the motion

Chairman Moody opened the floor to discussion from the board.

CEO Boyer clarified the agreement timeline for Board Member Citrano.

CEO Boyer clarified for Board Member Barakat that the commencement of construction deadline is July 31<sup>st</sup>. Discussion occurred regarding permitting.

Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**ADJOURNMENT:** The Community Redevelopment Agency proceedings are adjourned at 2:53 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*



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**DIA Board Members Excused:** David Ward, Esq.; Todd Froats.

**Mayor’s Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

**Office of General Counsel:** John Sawyer, Esq.

**CALL TO ORDER:** Chairman Moody called to order the Downtown Investment Authority Board Meeting at 2:53 p.m.

**IV. DOWNTOWN INVESTMENT AUTHORITY MEETING**

**A. MAY 19, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.**

Seeing no comments, Chairman Moody called for a motion.

**Motion:** Board Member Gibbs moved to approve the minutes as presented

**Seconded:** Board Member Worsham seconded the motion

Seeing no comments, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**B. RESOLUTION 2021-06-05: ACCESS AGREEMENT LOT R**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A PROPERTY ACCESS AGREEMENT (“AGREEMENT”) WITH IGUANA**

**INVESTMENTS FLORIDA, LLC, OR ITS DESIGNEE, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE LOT R SURFACE PARKING LOT AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130849 0000 (“PROPERTY”); INSTRUCTING THE DIA CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL 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.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided an overview of the Resolution, stating that it is an access agreement granting permission to perform environmental testing on Lot R.

**Motion:** Board Member Gibbs moved to approve Resolution 2021-06-05 as presented,

**Seconded:** Board Member Citrano seconded the motion

Board Member Adams stated that he will need to file a Form 8B and will abstain from voting.

CEO Boyer clarified for Board Member Barakat a procedural matter regarding the reasoning behind the access agreement needing DIA approval.

Seeing no further comments, Chairman Moody called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 1**

**THE MOTION PASSED UNANIMOUSLY 6-0-1**

**C. RESOLUTION 2021-06-06: ACCESS AGREEMENT KIDS KAMPUS**

**ITEM REMOVED.**

**D. RESOLUTION 2021-06-07: RESCINDING OF ALLOCATION OF DEVELOPMENT RIGHTERS PER RESOLUTION 2020-11-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”); REAFFIRMING THE CONVERSION OF ONE HUNDRED SIXTY-SIX THOUSAND FOUR HUNDRED AND FORTY-FOUR (166,444) SQUARE FEET OF GENERAL OFFICE ENTITLEMENTS TO ONE HUNDRED THOUSAND (100,000) SQUARE FEET OF COMMERCIAL EFFECTUATED BY RESOLUTION 2020-11-03; RESCINDING THE ALLOCATION OF DEVELOPMENT RIGHTS EFFECTUATED BY RESOLUTION 2020-11-03, MAKING THOSE ENTITLEMENTS ALLOCATED BY RESOLUTION 2020-11-03 AVAILABLE FOR FUTURE ALLOCATION BY THE DIA; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the resolution.

CEO Boyer provided a brief summary of Resolution 2021-06-07, stating that it seeks to take back the development rights which were previously allocated to the proposed development on Lot J, due to the Lot J development not being approved by City Council. The resolution makes those development rights available again for future allocation.

**Motion:** Board Member Gillam moved to approve Resolution 2021-06-07 as presented

**Seconded:** Board Member Worsham seconded the motion

Seeing no further comment, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**V. NEW BUSINESS**

None.

**VI. CEO INFORMATIONAL BRIEFING**

CEO Boyer presented a video that focuses on public infrastructure projects downtown and how they might impact public and private development within the downtown districts.

CEO Boyer provided an update on the Financial Analyst position within the department.

CEO Boyer provided an update regarding new committee assignments and upcoming DIA meeting dates.

Board Member Gillam stated that a working committee will be created to oversee presenting DIA projects and efforts to the community.

**VII. CHAIRMAN REPORT**

Chairman Moody provided closing remarks.

**VIII. ADJOURN**

**ADJOURNMENT:** There being no further business, Chairman Moody adjourned the meeting at 3:30 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*