

**Downtown Investment Authority
AGENDA
City Hall at St. James, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor
Wednesday, February 17, 2016 - 2:00 PM**

MEMBERS:

James Bailey, Chairman
Jack Meeks, Vice Chairman
Oliver Barakat, Board Member
Robert Clements, Board Member
Brenna Durden, Board Member

Craig Gibbs, Board Member
Ron Moody, Board Member
Marc Padgett, Board Member
Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	PRESENTATIONS
III.	ACTION ITEMS – Chairman Bailey (<i>Requires DIA Action and/or Approval</i>)
	A. Approval of the January 17, 2016 DIA Board of Director’s Meeting Minutes
	B. Resolution 2016-02-01 A Resolution A Resolution of the DIA approving changes to the performance schedule of the previously executed Redevelopment Agreement including a recapture enhanced value “REV” Grant between the COJ and Hallmark Partners or the 200 Riverside Avenue Apartments Project
	C. Resolution 2016-02-02 A Resolution of the DIA in Support of the Passenger Rail Terminal and Freight Enhancements “TIGER” Grant Application submission by the JTA
	D. Capital Improvement Projects Committee Recommendation Report
IV.	CHIEF EXECUTIVE OFFICER REPORT – Aundra Wallace
V.	DDRB BRIEFING – Jim Klement
VI.	OLD BUSINESS – Chairman Bailey
VII.	NEW BUSINESS – Chairman Bailey
VIII.	PUBLIC COMMENTS – Chairman Bailey
IX.	ADJOURNMENT – Chairman Bailey
	<i>Next Scheduled Meeting: TBD</i>



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room
Wednesday, February 17, 2016 - 2:00 p.m.

DIA Regular
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat, Brenna Durden; Craig Gibbs; Ron Moody and Marc Padgett

Board Members Absent: Robert Clements and Kay Harper Williams

Council Member: Council President Anderson and Council Vice President Lori Boyer

Mayor's Staff: Jordan Elsbury, Mayor's Office, Chief Administrative Officer

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; Jim Klement, DIA Development Coordinator; and Karen Underwood-Eiland, DIA Executive Assistant

Office of General Counsel: Gayle Petrie

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:00 p.m.

II. PRESENTATIONS

A. Pledge of Allegiance

III. Action Items

A. Approval of the January 17, 2016 Board Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER MEEKS. THE MOTION PASSED UNANIMOUSLY 7-0.

B. Resolution 2016-02-01: Approving changes to the performance schedule of the previously executed Redevelopment Agreement

CEO Wallace provided an overview of Resolution 2016-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING CHANGES TO THE SCOPE OF THE PROJECT IMPROVEMENTS OF THE PREVIOUSLY EXECUTED REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND HALLMARK PARTNERS, INC. FOR THE 200 RIVERSIDE AVENUE

APARTMENTS PROJECT, WITH ALL OTHER TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT REMAINING UNCHANGED

CEO Wallace pointed out the project will be going through DDRB for conceptual approval on Thursday, February 18th at 2:00 p.m.

Tom Daly stated that the DDRB approval was for 16,698 square feet and gave feedback regarding the chart that was included in the meeting packet.

The Board members made relevant comments.

- With only 190 units rather than 223 units, will the value be different than what was anticipated in the original 2014 Resolution 2 CEO Wallace replied when using calculations of what the numbers of units are going to be is taken into an account.
- Reduction in the retail space. Coen Purvis responded that the ground floor is limited for mixed development.

Coen Purvis Hallmark Partners, Senior Vice President was available to answer any questions from the Board Members.

Council President Anderson inquired if more retail spaces were added would the parking spaces be adjusted accordingly? Coen Purvis stated the current plan is for 350 parking spaces.

Comments from the Public

A MOTION WAS MADE BY BOARD GIBBS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2016-02-01. THE MOTION PASSED UNANIMOUSLY 7-0

C. RESOLUTION 2016-02-02 A Resolution of the DIA in support of the Passenger Rail Terminal and Freight Enhancements “TIGER: Grant Application

CEO Wallace provided an overview of Resolution 2016-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN SUPPORT OF THE PASSENGER RAIL TERMINAL AND FREIGHT ENHANCEMENTS *TRANSPORTATION INVESTMENT GENERATING ECONOMIC RECOVERY* (“TIGER”) GRANT APPLICATION SUBMISSION BY THE JACKSONVILLE TRANSPORTATION AUTHORITY.

Richard Clark, Government Affairs Officer was available to answer any questions.

The Board made relevant comments

- How will this help with chokepoints. Mr. Clark replied that the idea of the chokepoint is to add rail capacity, modernize the switches and signal. An outdated puzzle switch is currently in place and very difficult to maneuver through.
- This would be a solution to Water Taxi's ability to access to Riverside Development when completed.

Public Comments

Bruce Fouraker asked if the trains would be able to back up and pull off the main line to head west and then southwest. Mr. Clark responded.

Charlotte Cudd asked if these enhancements are long-term on how the rail crosses in the front of the emergency room at Baptist Hospital. Mr. Clark responded that there is not enough capacity for a train to switch onto another track to roll through that section of town.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-02-02. THE MOTION PASSED UNANIMOUSLY 6-1.

D. Capital Improvement Projects Committee Recommendation Report

Vice Chairman Meeks provided a summary of the February 11th CIP Committee report. A revised handout of the 2017-2021 Capital Improvement Program was provided.

CEO Wallace asked the Board to approve the items so he could get the particular costs estimate to report to the CIP Committee as there will be upcoming presentations on February 19, February 26 and March 4th.

Paul Crawford, Deputy Director OED commented that the Action plan was done in 2009. As a result of a recommendation from 2007 Downtown Open Space Task Force, the plan took into account a Courthouse to be built. The plan has specific locations and designs based on 2008. He suggested the Board to review the plan as minor modifications may have to be made.

A conversation ensued regarding the CIP

- The impacts of East West routes opposed to North South routes. Being thoughtful about garage access to the office buildings and meter parking where the retail businesses are located.
- RFP Parking Study is due on February 24th
- DIA Staff will be working with Public Works and the Board to determine limitations.
- The phasing issue and the importance of making sure that flow of the traffic can be maintained.

CEO Wallace commented that the engineering concerns will not be solved as he needs to get the projects on the list. Discussions are taking place about departmental budgets for next year. The slate of projects has to be in que with other slate of projects throughout the City equally as well.

Board Member Durden stated that the outlined proposal is appropriate as a wish list from the Committee and encouraged the Board to approve.

CVP Boyer inquired about Hogan Street Plaza and asked if it was a part of the Landing reconstruction Plan from last year. CEO Wallace responded no.

CVP Boyer noted that when communicating best to projects to differentiate so that those receiving information know what is being discussed clearly.

John Pappas, Director of Public Works was present to explain the engineering process.

CEO Wallace asked the Board Members to inform him as to directions or should all opposed changes coming out the CIP process to come back to the Board.

Board Member Barakat addressed concerns about the timing of Adams and Forsyth project as those are the two (2) priority streets that have the most density of retailers.

CEO Wallace referenced that the Year's table would reflect which two projects are high priority to the Board. That would be Adams, Forsyth and Monroe Streets.

CVP Boyer recommended the Board to move forward with the suggestions in terms of timing and prioritization. The CIP would not be adopted until the end of August or September 2016. She encouraged the staff to come up with language that defines the scope clearly of what each of these projects are.

Public Comments

Pat Gears commented that traffic backs up to Lee Street on Monday mornings.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE CIP SCHEDULE AS PRESENTED IN THE PACKET. THE MOTION PASSED UNANIMOUSLY 6-1 (Barakat) .

IV. CHIEF EXECUTIVE OFFICER REPORT

A. Liberty Street Project

Mr. Pappas provided a brief update on Coastline Drive. Public works was working with the Hyatt to make sure to provide as many accesses as they can.

B. One Spark

Jacob Gordon, Downtown Vision provided an update on the changes of the leadership and the organization. One Spark will be a two (2) day event. CEO Wallace noted that the DIA will continue to work on the scope of services, and will bring it back before the Board at the March Meeting.

C. Jacksonville Jazz Fest

CEO Wallace provided a handout of the Jazz Festival schedules to the Board. Festival Dates are May 26-29, 2016. He encouraged the Board to visit the website to purchase VIP passes.

D. Public Parking

CEO Wallace reported that there will be reorganization for the Office Public Parking to be housed under the Downtown Investment Authority. Ordinance 2016-140

E. JEA

CEO Wallace reported at the JEA Board Meeting the develop team received an extension until December 31, 2016.

V. DDRB Update

Jim Klement provided the DDRB briefing. The DDRB meeting was being held on Thursday, February 18, at 2:00 p.m. in the Ed Ball Building 1st Floor Training Room. CEO Wallace wanted to make sure each DIA Member received the DDRB Meeting packets. The Riverplace Boulevard Road Diet funding was approved by the DIA and project will go before DDRB.

Chairman Bailey requested for the DDRB Chairman to serve on the ULI Tap as a panelist on March 29th and March 30th. CEO Wallace responded that Rafael Caldera would be a stakeholder and involved in the process.

VI. OLD BUSINESS

Water Taxi Update

Board Member Moody provided an update of the Water Taxi Committee. He reported that the committee is in the process of identifying stakeholders. The existing contract is being analyzed and reviewing existing studies from other cities regarding the successes or failures of water taxis in those areas. Board Member Durden pointed out that the Waterways Committee could be a resource for information. Chairman Bailey concurred.

Hemming Park Update

Board Member Gibbs commented that a comprehensive overview of Hemming Park was provided by Vince Cavin at the January '16 Board Meeting. The February '16 meeting was cancelled due to a lack of a quorum and weather. CEO Wallace confirmed that the Hemming Park contract runs from

September 1, 2014-September 30, 2017. He clarified that this was an 18 month funding on the front end of the contract. The last payment was received from the City of Jacksonville and they are seeking a grant from Community First that will allow them to continue through September 30 2016. CVP Boyer stated that CM Brosche and she are on the subcommittee to meet with Hemming Park with budgets and CIP proposals in details.

CEO Wallace stated that there is a Wi-Fi implementer to be put in place for the DIA. He is in hopes of having it done by mid-April.

Board Member Meeks provided an update of the CIP Committee. The next meeting will be regarding the Lazy Assets.

Board Member Meeks requested the continuous updates to be included in the meeting packet noted below:

1. Downtown Historic Designation
2. Jacksonville Landing
3. Trio and Barnett Building.
4. Retail Enhancement Program funding. Applicants to come back before the Board to give an update. Chairman Bailey requested REP Chair to update the Board, take what was learned and provide any recommendations that needed streamlining.
5. Monthly briefings with DIA Board Members with DIA staff for any updates.
6. CIP Committee on Lazy Asset will be named Strategic Implementation Committee. Board Member Meeks asked staff to be prepared to explain to the Board how the process works for selling City assets. Board Member Barakat will furnish a shortlist of properties that are time sensitive to sell from a market window of opportunity.

VI. NEW BUSINESS

Board Member Meeks provided an article to the Board Members.

Board Member Durden requested staff to look into the creation of a City email account for DIA Business for maintenance of public records. Gayle Petrie suggested staff to reach out to the City Public records for suggestions.

CVP Boyer reported two (2) zoning matters that will go before the LUZ Committee.

Ord 2015-842- 601 East Adams Owned by Duval County Land Trust. **Easement to (City to be zoned ROS)** anticipated parking and **Ord 2015-849** Broadstone Riverhouse **Revised WD & Site Plan, DSD Memo dtd 1/19/16 + Conditions** to discuss a pedestrian plaza.

VII. PUBLIC COMMENTS

Dick Jackson commented about postponed projects and his disappointment about the JTA Skyway study. Chairman Bailey responded about creating a tax base.

Bruce Fouraker commented that Aundra Wallace did an excellent job of explaining the issues of Downtown. He stated the show was taped Thursday, February 11, and airs on WJCT Public Television on Thursday, February 18th.

ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 4:19 p.m.

The next DIA meeting is scheduled for Wednesday, March 16, 2016 at 2:00 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.

RESOLUTION 2016-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) APPROVING CHANGES TO THE SCOPE OF THE PROJECT IMPROVEMENTS OF THE PREVIOUSLY EXECUTED REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND HALLMARK PARTNERS, INC. FOR THE 200 RIVERSIDE AVENUE APARTMENTS PROJECT, WITH ALL OTHER TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT REMAINING UNCHANGED.

WHEREAS, pursuant to DIA Resolution 2014-10-01, the DIA approved a Redevelopment Agreement between the City of Jacksonville and Hallmark Partners, Inc. (“Hallmark”) for the purpose of providing a REV Grant in connection with the construction by Hallmark of a mixed-use residential apartment complex located at 200 Riverside Ave (the “Project”); and

WHEREAS, the Project as proposed included approximately 223 residential rental units and approximately 18,000 square feet of retail space with 318 parking spaces, with an estimated private capital investment of approximately \$42.1 million for the construction of the rental apartment facility and associated improvements; and

WHEREAS, the REV Grant was to be a for a maximum of up to 75% of the incremental increase in the county portion of the ad valorem taxes generated from a required minimum capital investment of \$32,000,000 for a period of twenty years, in a cumulative amount not to exceed \$7,000,000; and

WHEREAS, Hallmark desires to amend the Redevelopment Agreement to reflect that: (i) the number of residential units shall be reduced from 223 to a minimum of 190; and (ii) the square footage of the retail space shall be reduced from 18,000 to 16,000; and

WHEREAS, Hallmark has demonstrated that the estimated Private Capital Investment for the Project as revised will remain approximately \$42 million; and

WHEREAS, The proposed project will result in the creation of 60 new permanent full-time jobs plus the creation of 500 full time construction jobs during the construction period of twenty-four (24) months; and

WHEREAS, The DIA is authorized per section 55.308 *Economic Development* of the City Ordinance Code, with City Council approval, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, the proposed revisions to the Project will not result in the City incurring any additional costs or increases to the maximum indebtedness of the City under the Redevelopment Agreement; **NOW THEREFORE**

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA finds that the proposed revisions will not increase the financial obligations or liability of the City of Jacksonville.

Section 3. The DIA authorizes the CEO to memorialize these changes in writing, signed by both parties.

Section 4. This Resolution, 2016-02-01, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date: _____

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN SUPPORT OF THE PASSENGER RAIL TERMINAL AND FREIGHT ENHANCEMENTS *TRANSPORTATION INVESTMENT GENERATING ECONOMIC RECOVERY* (“TIGER”) GRANT APPLICATION SUBMISSION BY THE JACKSONVILLE TRANSPORTATION AUTHORITY.

WHEREAS, freight rail lines for CSX, Norfolk Southern and Florida East Coast railroads converge at downtown Jacksonville adjacent to the historic downtown rail terminal; and

WHEREAS, this convergence creates a chokepoint severely restricting freight capacity in and out of the state of Florida; and

WHEREAS, this chokepoint also impacts the flow of goods via rail from other strategic points in the State of Florida, such as the Port of Miami and the Port of Jacksonville; and

WHEREAS, goods coming into the Port of Jacksonville, and goods flowing through Jacksonville, are transported all across the United States; and

WHEREAS, the Port of Miami is under construction to facilitate Post Panamax ships in conjunction with the opening of the improved Panama Canal creating a large increase in additional goods and services moving via rail north through this rail chokepoint; and

WHEREAS, this chokepoint is impacting the transportation of goods from northeast Florida to the southeastern United States, and into south Florida; and

WHEREAS, this restriction in freight capacity has detrimental impacts to the economies of both Florida and the southeastern United States; and

WHEREAS, the chokepoint causes rail backups to the south of the historic downtown rail terminal across the St. Johns River onto the south bank of downtown Jacksonville, blocking access to Baptist Medical Center and emergency services; and

WHEREAS, the chokepoint causes trains to block access to the San Marco neighborhood; and

WHEREAS, the chokepoint causes trains to block traffic creating backups on the I-95 ramps; and

WHEREAS, the current AMTRAK station is located six miles north of downtown at a station lacking intermodal connections; and

WHEREAS, at the current station location, Amtrak trains block access to the Moncrief Yard for freight rail carriers that need the yard to optimize freight rail services; and

WHEREAS, JAXPORT is making improvements that will increase freight capacity and rail freight to and from the port which will need to use the Moncrief Yard; and

WHEREAS, the Jacksonville Regional Transportation Center, at the historic downtown rail terminal, is an intermodal hub connecting local, regional and intercity transportation services including the First Coast Flyer Bus Rapid Transit and the Skyway Automated Express service currently in operation, and local and intercity bus facilities that will begin construction in 2017; and

WHEREAS, the relocation of AMTRAK to the Jacksonville Regional Transportation Center will provide passengers with intermodal connections within and to other points in the region; and

WHEREAS, the full development of the Jacksonville Regional Transportation Center, including Amtrak, will have a positive impact on the City's economy and support the economic redevelopment of downtown Jacksonville; and

WHEREAS, the elimination of the chokepoint will have a positive impact on freight rail capacity on Florida's east coast creating economic benefit to the southeastern United States, now therefore

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The Downtown Investment Authority supports the submission of the Passenger Rail Terminal and Freight Enhancements project for funding via the TIGER grant program of the American Recovery and Reinvestment Act.

Section 2. This resolution shall become effective upon its approval by the DIA Board this 17th day of February, 2016.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVED BY:

Office of General Counsel