



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, February 15th, 2024
2:00 PM

Retail Enhancement and Property Disposition Committee Meeting
DRAFT MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:

Patrick Krechowski, Esq, Chair (Excused) Sondra Fetner, Esq.
Carol Worsham Braxton Gillam, Esq.

DIA Board Members Participating In person: Jim Citrano, Board Chair Ex Officio, Joe Hassan

DIA Staff Present: Lori Boyer, Chief Executive Officer; Guy Parola, Director of Operations;
Allan DeVault, Project Manager; Ina Mezini, Strategic Initiatives Coordinator Ava Hill,
Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

Council Members Present: Councilperson Jimmy Peluso, District 7, City Council Liaison

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee Meeting was called to order at 2:05 p.m. by Jim Citrano, Board Chair. This was followed by introductions.

II. PUBLIC COMMENTS

Seeing there was a large number of public comment requests concerning the Riverfront Plaza resolution, Board Chair Citrano agreed with CEO Boyer to move the public comment portion of the meeting to after discussing the MOSH resolution.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JANUARY 10TH, 2024, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Board Chair Citrano called for a motion to approve the January 10th, 2024, Retail Enhancement and Property Disposition Committee Meeting Minutes.

- Motion:** Committee Member Worsham motioned to approve the meeting minutes as presented.
Second: Committee Member Gillam seconded the motion.

Board Chair Citrano called for a vote on the meeting minutes.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

V. RESOLUTION 2024-02-01: MOSH RDA AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) RECOMMENDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. (“MOSH”) DATED MAY 22, 2023, (“RDA) AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE GROUND LEASE, IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE “CEO”) TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Chair Citrano gave the floor to DIA staff to introduce the resolution.

CEO Boyer explained that the resolution was an extension of the performance schedule with a few minor adjustments that were beyond the authority of the DIA CEO. She mentioned that the fundraising deadlines were changed and that MOSH will have secured funds up to 30 million dollars by February 29th, 35 million dollars by April 30th and 40 million dollars by June 30th. She continued that they need to meet their matching threshold by June and that commencement of construction is December 2025. CEO Boyer mentioned that the resolution and changes are driven by the fact that the building has not yet been designed and that they have not been able to get construction bids or the exact cost they’d be dealing with. She explained that the performance schedule shown was for the development’s completion of plans on the building and commencement of construction.

Board Chair Citrano called for a motion and second to approve the resolution.

Motion: Committee Member Gillam moved to approve the resolution.
Seconded: Committee Member Worsham seconded the motion.

Board Chair Citrano gave the floor to the Allister Dove, MOSH CEO, to speak.

Allister Dove introduced himself and explained that he was fairly new to the project and appreciated the opportunity to speak. He mentioned that they were not opposed to moving forward with the vote on the resolution as presented.

Board Chair Citrano then opened the floor for discussion.

Committee Member Worsham asked when a design team would be on board.

Mr. Dove responded late Spring or early Summer, both for architect and design.

Committee Member Gillam mentioned the February 29th deadline and asked if the 30 million dollars were already raised or if they thought they could raise it in the following 2 weeks.

CEO Boyer responded that they have a commitment for the remainder of the 30 million dollars, but she was not sure it needed to be formally documented in a particular way for compliance.

Committee Member Fetner mentioned the Jones Bros application and that there were different trigger points for the timeline milestones. She asked concerning the items where City approval was needed if similar trigger points could be created for MOSH.

CEO Boyer responded that there was language the required the city to respond within a certain timeframe.

Committee Member Fetner asked, if there was a delay, is it included in the RDA that the deadline timeframe would be extended automatically.

CEO Boyer responded that DIA would confirm if it's in the existing RDA between then and the coming Board meeting.

Seeing no further questions or comments, Board Chair Citrano called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

VII. RESOLUTION 2024-02-02: RIVERFRONT PLAZA RESTAURANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE DEVELOPMENT OF A STANDALONE RESTAURANT ON THE HOGAN STREET RIVERFRONT DEVELOPMENT PARCEL ADJACENT TO RIVERFRONT PLAZA; AUTHORIZING THE DESIGN OF SUCH A RESTAURANT;; DIRECTING DIA STAFF TO REQUIRE THE CHOSEN DESIGN TEAM TO CONDUCT PUBLIC OUTREACH FOR INPUT PRIOR TO DESIGN COMMENCEMENT; DIRECTING STAFF TO DEVELOP OPERATIONAL REQUIRMENTS FOR FUTURE CONSIDERATION BY THE BOARD THAT CONSIDER ALL THE FOOD AND BEVERAGE LOCATIONS WITHIN THE BOUNDARIES OF RIVERFRONT PLAZA; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE

ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Chair Citrano opened the floor for public comments. He asked Melissa Ross to approach the podium to read a statement from the Mayor first.

The following people 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.

Melissa Ross	117 W Duval Street #400	Riverfront Plaza Restaurant
Larry Zwain	920 Oriental Gardens	-
Logan Cross	1521 LeBaron Avenue	-
Natalie Rosenberg	1871 Montgomery Trail	-
Jim Swartz	2358 Riverside Avenue	-
Eric Olsen	2358 Riverside Avenue #1204	-
Sherry MaGill	3339 Oak Street	-
Wayne Wood	2821 Riverside Avenue	-
Tracy Arpen	8338 Daffin Lane	-
Alex Sifakis	340 8 th Street	-
Andrea Hook	3134 Isser Lane	-
Matt Clark	N/A	-
Stephan Dare	2475 Whispering Woods	-
Barbara Ketchum	4834 Apache Avenue	-

Board Chair Citrano called for a motion and second to approve the resolution.

Motion: Committee Member Worsham motioned to approve the resolution.
Second: Committee Member Gillam seconded the motion.

CEO Boyer shared the history of the Riverfront Plaza Restaurant for the benefit of some of the public comments. She mentioned that there were previous meetings and discussions about the project and that the request was for the Board to decide if they want to move forward or not.

CEO Boyer explained that the original CIP project, which included 2 development pads and park space, was approved in 2021 and then reapproved by Council in 2022, 2023, and 2024. She spoke on the process of identifying the concepts of the 2 development pads and types of uses, conceptual plan options, movement of the park space, resilience concerns, public outreach and input, view corridors, the Perkins and Will rendering, food and beverage, and them staff recommendations. CEO Boyer mentioned issues such as relocating a JEA duct bank and stormwater outfall that would. She concluded that it was up to the Board to move forward or not.

Board Chair Citrano opened the floor for discussion.

Committee Member Hassan stated that it was nice to see so many people in attendance and the best developments are the ones where people got involved. He continued that developments work when you have input and buy in from the public. Committee Member Hassan expressed that he knows from being in security for over 30 years, if you don't have activity in the evening, you will have the same atmosphere as the Landing towards its end. He also mentioned the need to address issues with flooding, and types of food service.

Committee Member Worsham mentioned that people are always asking her why there are no restaurants downtown on the river. She continued that there is a giant green space, but no one goes there, because there's nothing to do. She mentioned that everything boils down to scale and design and that we need multi uses to bring people of all ages downtown. She concluded that she was in favor of the resolution.

Committee Member Gillam mentioned hearing from many people for and against the restaurant. He responded to some of the public comments stating that people will not come downtown for grass, that having one restaurant is a tiny step and more is needed, and they promised to fix the safety issue and to provide entertainment and places to eat. He concluded that he was in favor of the resolution.

Committee Member Fetner expressed that she wanted everyone to know that her decision was based on many conversations with field experts and her own experience with OGC, DIA, and serving on the Riverfront subcommittee. She expressed that she supports DIA partnering to develop and lease the restaurant and then explained its benefits. She stated that she was pleased that so many people referenced the DuPont Fund Activation Plan, but she believed it was being used in a way it was not intended and then explained. Committee Member Fetner then offered suggestions for the restaurant such as high-quality design, adequate security, considering the pedestrian experience from the river, and that DIA should be the developer and landlord only. She concluded that she had conditions for the vote and asked if she should wait to present them.

Board Chair Citrano suggested he give his comments first and then she could present her conditions.

CEO Boyer mentioned that she had another idea, that she'd like to share before the vote, of what could be done to the resolution that would make things easier.

Board Chair Citrano explained that the Board meeting gives them the opportunities to flush things out. He continued that he was in opposition to the resolution but was not against food and beverage services in Riverfront Plaza. He also spoke of the Park Pavilion Building and its reference to dining and expressed that the location for the proposed restaurant is the wrong spot. He continued that he believes green space would drive people to the area first and then you provide food services. Board Chair Citrano explained that the original plan is what was represented to the community. He concluded that he feels the public would embrace the park option. He then gave the floor to Councilmember Jimmy Peluso.

Councilmember Jimmy Peluso thanked Board Chair Citrano for the opportunity to speak and

expressed his appreciation for the Board and DIA staff's hard work. He stated that he knows the park means a lot to people. He expressed that the public should have a role to play in the process. He mentioned that it was a priority of administration to move the project forward, but he wanted to make sure the public is heavily involved. He mentioned other templates such as an advisory body and thought maybe that was something DIA could work on. He wanted to make sure moving forward that public input is involved. He echoed Board Chair Citrano that the resolution is not the original designs of Perkins and Will, but that he's not afraid of the proposed restaurant. He concluded that everyone needs to move forward with their eyes open.

Board Chair Citrano asked CEO Boyer to present her suggested changes to the resolution.

CEO Boyer suggested deleting sections 3 and 4 which would include exhibits 1 and 2. She also suggested having a workshop in March to give the public an opportunity to weigh in on criteria they want to see in exhibit 1, presuming the vote is to move forward with the restaurant. She mentioned that it would not slow down design, but it would provide an opportunity for input.

Committee Member Fetner suggested having the architect present for stakeholder input and removing some of numbers in exhibit 1. She also mentioned that it would be helpful to have public input from the beginning of the design work and that it might be helpful to turn the restaurant so that it positioned differently.

Committee Member Worsham asked if the amendment would include provision for the workshop with the design firm and the public.

Board Chair Citrano mentioned that he wants the architect on board first.

CEO Boyer stated that was fine. She reiterated that DIA is conscious of the time and that stakeholder input would be a part of the process anyway.

Committee Member Fetner stated that she thought it would be better to have the architect present, that it should be included in the resolution, that the Board should consider the operation side while waiting for the architect, and that the Board should consider the operation side for the entire park and all the food and beverage facilities.

Board Chair Citrano called for a motion and second to approve the amended resolution.

Motion: Committee Member Gillam motioned to amend the resolution to delete section 3 and 4.

Second: Committee Member Worsham seconded the motion.

Board Chair Citrano called for a vote on the amendment to the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

CEO Boyer suggested Committee Member Fetner’s amendment be divided into two parts. First, direct DIA staff to direct the architect to conduct public stakeholder outreach associated with the design of the building.

- Motion:** Committee Member Fetner motioned to approve the amendment to the resolution.
- Second:** Committee Member Worsham seconded the motion.

Board Chair Citrano called for a vote on amendment to the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

CEO Boyer suggested as the second part of Committee Member Fetner’s amendment, for DIA to conduct a comprehensive survey at all food and beverage establishments on the site and determine the appropriate operating criteria for the restaurant site and then report back to the Board.

- Motion:** Committee Member Fetner motioned to approve her second amendment to the resolution.
- Second:** Committee Member Worsham seconded the motion.

Board Chair Citrano called for a vote on amendment to the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

Board Chair Citrano called for a vote on the resolution as amended three times.

Vote: Aye: 3 Nay: 1 Abstain: 0

THE MOTION PASSED 3-1-0

CEO Boyer reminded everyone that the Mayor would be lighting Friendship Fountain and invited everyone to attend.

IX. ADJOURNMENT

Seeing no further questions or comments, Board Chair Citrano adjourned the meeting at 4:11 pm.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.