



**Downtown Investment Authority
Retail Enhancement Review Committee**

AGENDA

*City Hall at St. James, 117 W. Duval Street
Third (3rd) Floor, Suite 310*

Wednesday, June 24, 2015 – 11:00 AM

Rvsd 6/22/2015

MEMBERS:

James Bailey, Committee Member

Jack Meeks, Committee Member

I.	CALL TO ORDER – Committee Member Bailey
II.	PROGRAM OVERVIEW – Aundra Wallace
III	ACTION ITEMS – Committee Member Bailey <i>(Requires Action and/or Approval)</i>
	A. May 19, 2015 REP Committee Meeting Minutes
	B. REP Application 2015-005 Daniel James Salon, Inc.(Rvsd 6/222015)
	C. REP Application 2015-004 Wine Decadence, LLC (Rvsd 6/22/2015)
IV.	OLD BUSINESS – Committee Member Bailey
V.	NEW BUSINESS – Committee Member Bailey
VI.	PUBLIC COMMENTS – Committee Member Bailey
VII.	ADJOURNMENT – Committee Member Bailey
	Next Scheduled Meeting: TBD

Staff Distribution:

Aundra Wallace, DIA Chief Executive Officer
 Guy Parola, DIA Redevelopment Manager
 Tom Daly, DIA Redevelopment Analyst
 Jim Klement, DIA& DDRB Redevelopment Coordinator
 Susan Grandin, Office of General Counsel
 Lawsikia Hodges, Office of General Counsel

DIA Council Liaison, Lori N. Boyer, Council Member District 5
 Karen Underwood, DIA Executive Assistant
 David DeCamp, Public Information Office



**Downtown Investment Authority
Retail Enhancement Program Committee
City Hall at St. James
117 West Duval St., 3rd Floor, Suite 310
Wednesday, June 25, 2015 -11:00 a.m.**

REP Committee Meeting
MEETING MINUTES

Board Members Present: Jim Bailey, Chair, Jack Meeks, Melody Bishop and Doris Goldstein

DIA Staff Present: Jim Klement, Tom Daly and Karen Underwood

Office of General Counsel: Not Present

Next meeting: TBD

I. Call to Order – Chairman Bailey

A quorum was confirmed and Chairman Bailey called the review committee meeting to order at approximately 11:10 a.m.

II. Action Items

A. Approval of May 19, 2015 REP Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER BAILEY AND SECONDED BY BOARD MEMBER MEEKS TO APPROVE THE MAY 19, 2015 REP MEETING MINUTES. THE MINUTES WERE APPROVED UNANIMOUSLY 2-0.

B. REP 2015-005 – DANIEL JAMES SALON, INC.

Staff provided an overview of application REP 2015-005, Daniel James Salon, Inc. located at 45 West Bay Street.

REP Application 2015-005 specifics are identified below:

Square Feet:	1,600 Square Feet
Total Improvement Costs:	\$77,500
Applicant Requested:	\$32,000
Applicant Investment:	\$45,500
Program Funding Request:	\$32,000

The Board made relative comments regarding the Application REP 2015-005.

Mr. Dan Gamsky, project applicant shared information regarding the Daniel James Salon Expansion. He plans to start as soon as possible; his 20-year anniversary will be on August 15th. The condition of the roof was discussed and Mr. Gamsky indicated a membrane was placed over the existing roof about a year ago and he noted that the water issue is a thing of the past. They are looking for the interior garden to be redone as well.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BAILEY TO APPROVE REP APPLICATION 2015-005 DANIEL JAMES SALON, 45 WEST BAY STREET FORGIVABLE LOAN FOR \$32,000 SUBJECT TO:

- 1) APPLICANT TO OBTAIN APPROPRIATE PERMITS WITHIN 6 MONTHS OF FINAL PROGRAM DOCUMENT APPROVAL AND EXECUTE AGREEMENTS WITH DIA
- 2) APPLICANT TO HAVE ALL WORK COMPLETED WITHIN A 6 MONTH PERIOD FROM FINAL PROGRAM DOCUMENT APPROVAL AND EXECUTED AGREEMENTS WITH DIA
- 3) APPLICANT MAY RECEIVE UP TO A 6 MONTH PERIOD EXTENSION TO COMPLY WITH FINAL PROGRAM DOCUMENT APPROVAL AND DIA EXECUTED AGREEMENTS
- 4) THE FORGIVABLE LOAN WILL BE SECURED BY PERSONAL GUARANTEE OF THE APPLICANT.

(THE MOTION PASSED UNANIMOUSLY 2-0)

C. REP 2015-004 – WINE DECADENCE, LLC

Staff provided an overview of application REP 2015-004, Wine Decadence located at 31 W. Adams Street.

REP Application 2015-004 specifics are identified below:

Square Feet:	1,676 Square Feet
Total Improvements Costs:	\$107,613
Applicant Requested:	\$33,520
Applicant Investment:	\$74,093
Program Funding Request:	\$33,520

The Board made relative comments regarding Application 2015-004

Alex Allison, Asset Manager shared information regarding Wine Decadence. Dr. Steven R. Wallace is a partner and Senior Executive of Wine Decadence.

The Board made relative comments below:

Has anything been in the space in the past? Mr. Steven Wallace responded that there was an art gallery, non-profit that was there. Previously the space had no electrical service and no air-conditioning. The majority of the work is to provide HVAC and electrical service. The front space will be very storefront and the back will be used for storage.

Will people come there to buy, taste and have a cocktail? Mr. Wallace replied that the warehouse will hold 1500 cases of wine and the corporate headquarters. In terms of the retail aspect, initially it would be by appointment and select retail hours of operation. Later on they will expand the operating hours. The wine consultants and wine tastings customers will pick up wine and other products. Wine Decadence will be open for downtown events.

Would the open space above the front of the building above be rented for events? Mr. Wallace replied that they have a bar room and mezzanine space that would be rented out for events.

They are intending to do the Florida "build out" this summer and shortly thereafter to go National for a very large operation.

Mr. Wallace noted that Steve Cox is one of the senior executives for the Fidelity Group which works directly with Bill Foley. Exclusively, only family wines are sold. At this point, Mr. Foley has a significant interest in 59 wineries worldwide.

A question was raised regarding vehicular issues. Mr. Wallace stated that there are two (2) loading zones on the street. The wine consultants and customers will call and the order is prepared and ready for them to pick up from the loading zone.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BAILEY TO APPROVE REP APPLICATION 2015-004 WINE DECANDENCE, LLC 31 W. ADAMS STREET FORGIVABLE LOAN FOR \$33,520 SUBJECT TO:

- 1) APPLICANT TO OBTAIN APPROPRIATE PERMITS WITHIN 6 MONTS OF FINAL PROGRAM DOCUMENT APPROVAL AND EXECUTE AGREEMENTS WITH DIA**
- 2) APPLICANT TO HAVE ALL WORK COMPLETED WITHIN A 6 MONTH PERIOD FROM FINAL PROGRAM DOCUMENT APPROVAL AND EXECUTED AGREEMENTS WITH DIA**
- 3) APPLICANT MAY RECEIVE UP TO A 6 MONTH PERIOD EXTENSION TO COMPLY WITH FINAL PROGRAM DOCUMENT APPROVAL AND DIA EXECUTED AGREEMENTS**
- 4) THE FORGIVABLE LOAN WILL BE SECURED BY AN ASSIGNMENT OF LEASE.**

(THE MOTION PASSED UNANIMOUSLY 2-0)

III. OLD BUSINESS

Chairman Bailey asked have any payments been processed. Tom Daly responded that all grantees have contract documents and each company is having their attorneys look over them. Urban Grind should be closing in the next couple of weeks.

Chairman Bailey requested a combined updated map showing where the spaces are located to share with the DIA Board Members. He envisions seeing grant progress showing City Council that employees were added to the Downtown work force. He also mentioned the zone may need to be modified. The Retail Enhancement is currently at approximately \$280,000 in grant requests.

Board Member Meeks commended the staff on the preparations.

IV. NEW BUSINESS

Mr. Daly reported that there are prospects for an entity on the purchase on 171 Hogan Street. There will be an office space on the 2nd floor and staff is working with the development community.

V. PUBLIC COMMENTS

NONE

VI. ADJOURNMENT

The meeting adjourned at 12:04 p.m.