



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid Meeting
Friday, February 14, 2023 – 3:30PM

Retail Enhancement and Property Disposition Committee Hybrid Meeting
Draft – MEETING MINUTES

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

Oliver Barakat, Committee Chair
Jim Citrano, Committee Member
Carol Worsham, Ex Officio

Committee Members Excused: none.

DIA Board Members Participating Virtually: none.

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Antonio Posey, Project Manager; Ina Mezini, Strategic Initiatives Coordinator and Jovial Harper, Administrative Assistant.

Office of General Counsel: Joelle Dillard.

Council Members Present: None.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee Meeting, was called to order at 3:32 p.m. by Oliver Barakat.

II. PUBLIC COMMENTS

Committee Chair Barakat called for 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:

None.

III. RESOLUTION 2023-0203: JFRD PARKING DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF ALL OF AN APPROXIMATELY 0.17 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 073856-000, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A PARKING LOT LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA STREETS; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

DIA Staff Member, Ina Mezini read Form 8B: Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers: ‘Pursuant to Section 112.3143 of Florida Statutes, a Form 8B-Memorandum of Voting Conflict- filed by Board Member Jim Citrano, prior to this meeting. A conflict Resolution 2023-02-03 for the following reason(s): “One of the partners of CLL/ Jones with my new employer Seacoast Bark. At present, I am not involved in the business relationship.”’

Motion: Board Member Jim Citrano moved to approve the resolution as presented
Seconded: Board Chair Worsham seconded the motion

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

IV. RESOLUTION 2023-02-04 CARTER EXTENSION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE PERFORMANCE SCHEDULE CONTAINED WITHIN THAT TERM SHEET BETWEEN THE DIA AND CARTER ACQUISITION, LLC (“CARTER”), APPROVED VIA RESOLUTION 2022-05-01 AND MODIFIED BY RESOLUTION 2022-11-07; REINSTATING ALL OTHER TERMS AND CONDITIONS; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

An amendment to the term sheet is required. The details of the extension are listed on page 4 of 9. The provisions of the term sheet are disclosed on page 8 of 9 of the term sheet.

Board Member Worsham inquired, how has the new plan deviates from the originally approved criteria?

Developer David Nelson (*via Zoom*) answered the Hotel design is what has been added from the original.

Committee Chair Barakat inquired why the original design no longer works. In addition, if any deviations from the original design is not allowed, are the developers able and willing to move forward? In addition, his concern was whether this extension is fair to other applicants.

Developer David Nelson answers, the Hotel component will bring in more value as a multi-family and retail space. He states he and his team are willing to move forward if there extension is denied.

CEO Boyer added, the changes to the original plan would require a new notice of disposition. The length of time since the term sheet and no executed Council statement is of concern. She added the hotel units meet the original criteria of occupied spaces. In addition, the changes to the courtyard would need to be resubmitted.

Committee Chair Barakat inquires if there is a feasibility analysis? He states the original design was the reason this developer won.

Board Member Kelley answers, the design is to set to attract Downtown revitalization and a Downtown lifestyle.

Board Member Worsham is not opposed to giving extra time, but wants the original design implemented. If extension terms are missed, the Developer's rights will be forfeited.

The date has been extended to December 21, 2023.

Board Member Kelley discussed section 4 of resolution should confirm with the Redevelopment Agreement. Directed attention to page 7 of 9.

Board Member Citrano explained a public extension can become problematic. The July 2023 date is acceptable.

Committee Member Barakat expressed the pressure is on DIA to seek completion performance; motion to approve resolution; with approval to aforementioned sections of the term sheet.

Motion: Committee Member Citrano moved to approve the resolution as presented
Seconded: Board Chair Worsham seconded the motion

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

V. RESOLUTION 2022-11-08: REGIONS REINSTATEMENT AND MODIFICATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING REINSTATEMENT AND AMENDMENT OF THAT CERTAIN ECONOMIC DEVELOPMENT AGREEMENT (“EDA”) BETWEEN REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION (“REGIONS”), THE CITY OF JACKSONVILLE, AND DIA, DATED JUNE 15, 2021; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO FILE LEGISLATION SEEKING APPROVAL OF THE REINSTATEMENT AND MODIFICATIONS RECOMMENDED HEREIN; AUTHORIZING THE CEO 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.

Steve Kelley provided an overview of the Resolution. The DIA Board approved Regions Bank for \$900,000 DPRP commitment and a \$200,000 Downtown Economic Development Grant in Resolution 2021-01-05. The purposes of Resolution 2022-11-08 is to cure a technical default caused by the timing of a DPRP Loan draw request and reinstate the Agreement.

No questions or comments from the Committee.

Motion: Member Gibbs moved to approve the resolution as presented
Seconded: Board Chair Worsham seconded the motion

Vote: Aye: 2 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

V. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

Discussion of the hearing on the zoning matter downtown. The Developer is returning to bring up the issue with the self-storage; PUD.

Committee Chair Barakat inquired why the DDBR recommended an approval on 2023-02-09. He requested the meeting minutes for his review. In addition, he requested all Board Members attend and express their concerns.

CEO Boyer recommended denial of this proposal. The proposal will next be present to the LUZ committee (Land Use and Zoning) Committee.

VI. ADJOURNMENT

Chair Barakat adjourned the meeting at 4:23 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 Jovita Harper at HarperJ@coj.net to acquire a recording of the meeting.