



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room

Wednesday, May 28, 2014 5:00 p.m.

DIA Meeting
MEETING MINUTES - DRAFT

Board Members Present: Oliver Barakat, Chairman; Jim Bailey, Vice Chairman, Tony Allegretti; Melody Bishop; Craig Gibbs; Jack Meeks; and Michael Saylor

Board Members Absent: Robert Clements and Kay Harper Williams, Secretary

Office of General Counsel: Susan Grandin and Lawsikia Hodges

Council Member: Lori Boyer

Attendees: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Redevelopment Manager; Tom Daly, DIA Redevelopment Analyst; Alex Rudzinski, OED, Director of Development; Jim Klement, DDRB/OED; and Karen Underwood, DIA Executive Assistant

I. CALL TO ORDER

Chairman Barakat opened the floor with the Pledge of Allegiance and called the regular meeting to order at approximately 5:00 p.m.

II. ACTION ITEMS

APPROVAL OF APRIL 8, 2014 DIA SPECIAL MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE APRIL 8, 2014 DIA SPECIAL MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0

APPROVAL OF THE APRIL 16, 2014 DIA REGULAR MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER SAYLOR APPROVING THE APRIL 16, 2014 DIA REGULAR MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0

APPROVAL OF THE APRIL 24, 2014 DIA SPECIAL MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER MEEKS TO APPROVE THE APRIL 24, 2014 SPECIAL MEETING THE MOTION PASSED UNANIMOUSLY 7-0

APPROVAL OF THE APRIL 30, 2014 DIA SPECIAL MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE THE APRIL 30, 2014 DIA SPECIAL MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY 7-0

RESOLUTIONS

CEO Wallace brought forward Resolution 2014-05-01 for the board's consideration.

B. RESOLUTION 2014-05-01 – SUPPORTING RECOMMENDED CONDITIONS PROPOSED BY MULTIPLE MEMBERS OF THE JACKSONVILLE CITY COUNCIL REGARDING THE PROPOSED FLORIDA DEPARTMENT OF TRANSPORTATION I-10/9-95 INTERCHANGE PROJECT, JACKSONVILLE, FLORIDA

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2014-05-01. THE MOTION PASSED UNANIMOUSLY 7-0.

Chairman Barakat opened and then closed the floor for public comments.

CEO Wallace brought forward Resolution 2014-05-02 for the board's consideration.

B. RESOLUTION 2014-05-02 – SUPPORTING THE CITY'S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. ("DVI"), EQUAL TO 1.1 MILS OF THE ASSESSED VALUE OF PRIVATELY HELD COMMERCIAL PROPERTIES WITHIN DVI'S BUSINESS IMPROVEMENT DISTRICT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE DVI'S 2014-2015 ANNUAL BUDGET AND WORKPLAN.

A presentation by Terry Lorince and Bill Prescott, Heritage Capital Group. The Board members made relative comments regarding Resolution 2014-05-02, Downtown Vision 2014-/2015 Budget Summary and Downtown Vision, Inc., FY '13/14 vs. FY '15/16 Budget Comparison.

- DIA tentatively had \$275,000 for additional cleaning for downtown that has not been approved.
- \$275, 000 has to be determined by the DIA Board members, where it goes and who's going to do the cleaning, etc.
- The attempt was to address concerns of the board regarding cleaning and safety as an issue for downtown.
- \$275,000 could be a part of a separate discussion, motion and resolution. The intention was not to roll them together.
- Concern about the program being tied in with the sheriff's work crew.
- Homeless services facilities.

- Membership revenue
- Both Chairman Oliver Barakat and Board member Tony Allegretti abstained from voting due to their DVI Board memberships
- Board Member Tony Allegretti abstained from voting because is a board member of DVI.
- Sponsorship in DIA's current budget is a total of \$35,000.
- Downtown marketing collaborative versus outside marketing
- Light post banners
- Increase café seating through incentives Resolution is to approve the DVI's budget and work plan.
- Governance conversations will be presented in the future.
- The Resolution is not approving work programs items for DVI.
- Board Member Bishop cautioned the DIA Board to be very aware of efficiencies.
- Grants
- The recommendation that is before the board has been increased to \$153,000 from last year.
- The number that is recommended by the administration will be the number that they set forth in their actual budget.

Chairman Barakat asked if someone would like to make a friendly amendment to the resolution.

CEO Wallace read Section 2 of the resolution.

Chairman Barakat stated that the DIA has a motion to approve the resolution as written. Board Member Saylor made a friendly amendment for \$464,000 in Section 2 and Section 3.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE RESOLUTION 2014-05-02. THE MOTION PASSED 5-2 (CHAIRMAN BARAKAT AND BOARD MEMBER ALLEGRETTI ABSTAINED FROM VOTING).

Board Member Melody Bishop offered an amendment to modify the resolution for the DIA fair share to be paid at the \$1.1 millage rate.

A MOTION WAS MADE BY BOARD BISHOP AND SECONDED BY VICE CHAIRMAN BAILEY TO AMEND THE \$464,000 TO THE DOWNTOWN CITY-OWNED PROPERTIES TO BE ASSESSED AT \$1.1 MILS. THE MOTION PASSED 5-2 (CHAIRMAN BARAKAT AND BOARD MEMBER ALLEGRETTI ABSTAINED FROM VOTING).

CEO Wallace commented that DVI's budget will have to go through the Administration process because they will be developing their budget by July 15th.

A motion was made by vice chairman Bailey and seconded by board member Melody Bishop to change the amendment that the \$1.1 mils solely be fair share.

Ms. Hodges noted that the board is saying the same thing but stating it in a different way.

She asked the board to move vice chairman Bailey's motion, adding additional language that would read "fair share."

A MOTION WAS MADE BY VICE CHAIRMAN BAILEY AND SECONDED BY BOARD MEMBER BISHOP THAT THE DIA RECOMMENDS THE CITY VOLUNTARILY PROVIDE THE AMOUNT EQUAL TO THEIR FAIR SHARE THE MOTION PASSED 6-1 (BOARD MEMBER GIBBS VOTED IN OPPOSITION).

The board reconsidered the previous motion.

Guy Parola pointed out that The timing of the millage discussion will occur again with the reauthorization.

Vice Chairman Bailey made a suggestion and asked if the board could withdraw the motions. Ms. Hodges stated that the board could take Board Member Meek's motion as amended, vote it down and then start all over again.

Chairman Barakat opened and then closed the floor for public comments.

The board made a motion to approve Board Member Meek's motion. The motion was rejected unanimously.

A MOTION WAS MADE BY VICE CHAIRMAN BAILEY AND SECONDED BY BOARD MEMBER GIBB'S THAT DIA ENDORSE FUNDING DVI AND THAT THE CITY PROVIDE VOLUNTARY FUNDS IN THE AMOUNT EQUAL TO \$1.1 MIL. THE MOTION PASSED UNANIMOUSLY 7-0.

AN AMENDMENT WAS PROPOSED BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER GIBBS THAT THE DIA ENDORSE FUNDING TO DVI AND THAT THE CITY PROVIDE VOLUNTARY FUNDS IN THE AMOUNT EQUAL TO \$1.1 MIL SO THAT IT IS PROPORTIONAL TO PRIVATE INDUSTRY. THE MOTION PASSED UNANIMOUSLY 7-0.

B. RESOLUTION 2014-05-03 –

APPROVING THE SCOPE OF SERVICES IDENTIFIED IN THE EXPANDED/NEW CONVENTION CENTER FEASIBILITY ANALYSIS UPDATE REQUEST FOR PROPOSAL AND IDENTIFYING DIA AS THE MANAGING ENTITY OF ANY AGREEMENT ENTERED INTO BY THE CITY AND A CONTRACT AWARDEE PURSUANT TO THE RFP.

CEO Wallace brought forward Resolution 2014-05-03 for the board's consideration.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE RESOLUTION 2014-05-03. THE MOTION PASSED UNANIMOUSLY 7-0.

Chairman Barakat opened and then closed the floor for public comments.

C. RED COMMITTEE REPORT

None provided

III. INFORMATION DISCUSSION ITEMS

DIA ADMINISTRATIVE BUDGET

CEO Wallace requested that the 2014-2015 budget be established by a committee because it is getting close to finalizing the plan. He stated that the 2014-2015 budget needs to be in balance with the plan and duties of the board. He will provide a 2013-2014 comparative analysis in committee at the next board meeting.

Chairman Barakat stated that the Chair, Vice Chair and Board Member Meeks will serve on that committee and make recommendations to the full board.

Board Member Bishop suggested that the board look at a timeline and understand what it will take to get the entire plan completed.

IV. DOWNTOWN BRIEFING

Jim Klement provided the DDRB update to the board and stated that he next meeting date will be on June 5, 2014, at 2:00 p.m.

V. OLD BUSINESS

Vice Chairman Bailey requested that the board filter the unfinished business from the special meetings in April 2014. Chairman Barakat noted two unfinished items to be discussed, the National Historic District and the Downtown Jacksonville Public Art Proposal for Urban Art Façade and Streetscape program presented by Kerri Stewart on April 16, 2014.

Guy Parola responded in reference to the Cultural Council, and stated that a meeting was set up tomorrow with Board Member Allegretti.

VI. NEW BUSINESS

Chairman Barakat requested that the board form a Nominating committee. He selected Board Member Gibbs to serve as Chair and included board members Harper, Meeks, Allegretti and Saylor. Board Member Saylor stated that he will be leaving out of town on June 13th.

VII. PUBLIC COMMENTS

None

VIII. ADJOURNMENT

There being no further business, Chairman Barakat adjourned the meeting at approximately 4:48 p.m.

The next scheduled DIA Regular Board meeting is scheduled for Monday, June 16, 2014, at 5:00 p.m., in the Lynwood Roberts Room.

Please note that all attachments referenced will be posted on the DIA web site <http://www.coj.net/departments/downtown-investment-authority.aspx>

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.