



NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND (NWJEDF) ADVISORY BOARD

City Hall at St. James
117 West Duval Street, 3rd, Conference Room 3C
Jacksonville, FL 32202
Wednesday, May 31, 2017 – 3:30 p.m.

ONE CITY. ONE JACKSONVILLE.

MEETING MINUTES (follows the Agenda)

Location: City Hall at St. James, located at 117 West Duval Street, 3rd Floor, Conference Room 3C, Jacksonville, FL 32202

Advisory Board Members Present: Joseph Whitaker, Cynthia Glover, John Allmand, Fred Atwill, Jr., and Valerie H. Jenkins

Advisory Board Members Excused: George Barnes, Karen Landry and Royce McGowan

I. CALL TO ORDER

Chair Whitaker called the NWJEDF Advisory Board meeting to order at 3:37 p.m.

II. ACTION ITEMS

Approval of the March 21, 2017 Meeting Minutes - The minutes were approved as distributed.

Four Fathers Distillery, Inc. Infrastructure Project – This project is located at 2917 Borden Street, a level two economically distressed area within the NWJEDF boundary. The 8,000 square foot building was constructed in 1963 as a warehouse with office space. Utilities serving the building are minimal. The developer is converting the building to be utilized as a distillery for private label specialty spirits for national distribution. The Fire Marshall has mandated that the entire building needed to be sprinklered to distill, bottle and distribute their products. In order to install a sprinkler system within the building, a 6" water line must be extended and connected to the building to support the sprinkler system. All renovations have been completed within the building to begin distilling their product line with the exception of the water line extension, purchase and installation of the sprinkler system.

The applicant has submitted a request for the City to fund the cost of extending the water line and install the sprinkler system. Based on the developer's investment to date and the expected taxes to be paid over the next ten years, there will be a positive return on the City's investment (ROI) of 1.20. The project will create up to 5 new full-time jobs within the first 18 months after the infrastructure work has been completed and the distillery is in operation. The average annual wage is \$30,000, plus benefits. A copy of the Project Summary is attached.

Public Comment (Prior to Vote) Paul Tutwiler, CEO of Northwest Jacksonville Community Development Corporation (NWJCDC), expressed his support for the project due to job creation and economic growth.

Summary Board Member Comments – Board Members expressed concerns about the need for a sprinkler system and whether or not alternative solutions had been considered. Board members encouraged the business owners to contact the Building Permitting Division to make sure that the proper permits had been pulled and all necessary paperwork processed in order for the Certificate of Occupancy to be issued timely.

Council Member Reggie Brown was in attendance and expressed his support of the project.

The NWJEDF board voted unanimously, 5-0, to approve the project to provide a grant of \$25,000 to offset the cost of extending the 6” water line to the building and a \$61,000 NW Fund loan to pay for the proposed sprinkler system to meet the fire and safety standard, as presented by OED staff.

III. INFORMATION/DISCUSSION ITEMS

Wendy Khan, Finance and Compliance Manager provided a detailed update regarding the below listed projects. In addition, a presentation was provided to show before and after pictures of the completed Mixon Studios project to include the items secured with the assistance of the Northwest fund.

- NWJEDF Monthly Financials
- Shoppes at Norfolk Settlement – in progress
- 9th & Main Street Update – scheduled to be heard by City Council in June 2017
- Mixon Studios Site Visit & Update

John Sawyer, Jr., Chief, Government Operations Department-COJ’s Office of General Counsel introduced Emerson Lotzia, a new Assistant Counsel who will be working with the NWJEDF board.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

Chair Whitaker informed the board of the new Façade Renovation Matching Grant Program creating by the Office of Economic Development. The “Grant” provides commercial or retail façade renovation funding assistance for existing businesses in targeted locations throughout the City. The public investment in the facades of structures will provide the encouragement to entice investment in these targeted areas. It has the potential to translate into enhanced sales and or increase customers for many of the businesses.

The Office of Economic Development (OED) will award Grant funds to be used for renovation of the front and sides of buildings visible to public streets. All renovation work and design features must comply with all applicable city codes and ordinances, as well as state and federal regulations. Work must follow plans and specifications as approved by the OED.

Staff provided board members and those in attendance a copy of the program information including the goals, policies and a complete application packet.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Whitaker adjourned the meeting at approximately 4:43 p.m.

The next NWJEDF Advisory Board meeting is scheduled for Tuesday, June 20, 2017 at 3:30 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments, an audio file of the meeting is available in its entirety and is available upon request. Please contact Daphne Colbert at (904) 630-7117, or by email at daphnec@coj.net.