



DIA Board Meeting

November 17, 2021

CEO Report

- The City of Jacksonville's DIA was recently honored with the Best Large City Capital Infrastructure Project award for its project, Riverplace Boulevard Complete Street, in the 2021 Florida Redevelopment Association (FRA) Awards. The FRA Awards annually recognizes outstanding achievement in a variety of categories, from annual reports to cultural enhancement.
- Churchwell Lofts Parking Lot disposition is still pending. The disposition closes on December 14th, 2021, and the DIA is still in a cone of silence per the disposition process.
- DIA will soon publish dispositions on the courthouse site, dubbed Ford on Bay, the Museum of Science and History (MOSH), and the Downtown Vision, Inc. (DVI) Lease of Duval Garage space and as such, the DIA will adhere to a cone of silence for each disposition once issued.
 - Ford on Bay disposition will be published Friday, November 19th, 2021, and closes December 22nd, 2021.
 - DVI disposition will be published Tuesday, November 23rd, 2021, and closes December 23rd, 2021.
 - MOSH disposition will be published Tuesday, November 23rd, 2021, and closes December 23rd, 2021.
- The DIA is hosting a Downtown parks workshop on Monday, November 22nd, 2021, at 1 p.m. The Jessie Ball duPont fund will present on its final work product for its Activating Jacksonville's Riverfront study, and the DIA will provide status updates on various current and proposed riverfront park projects.
- In December, the DIA will need to appoint a scoring committee for the Ford on Bay disposition because it is a formal disposition. CEO asked the DIA Board to consider whether they would be interested in serving on said committee.
- In December, the DIA will host a workshop on the BID & CRA goals and strategic objectives, as well as the new proposed incentive programs. Currently, the new proposed incentive programs do *not* include an incentive for hotels because the market feasibility study did not indicate that such an incentive is needed, but if DIA Board wants to see a hotel incentive added to the overall BID & CRA update, the DIA Board along with staff will need to discuss the criteria for such an incentive when the workshop occurs. The workshop date has not yet been set.



- In December, the DIA is aiming to host a finance committee meeting to discuss, among other things, several allocations of parks programming monies and professional service dollars.
- CEO Boyer addresses Steve Atkin's Riverfront Jacksonville proposal. The proposal was received by the DIA office on October 19th, 2021. Copies were made available to each of the Board members. The proposal was submitted as a P3 under the Florida Statutes, which requires evaluation of which elements are qualifying projects and who is the responsible public entity on said projects. It also included an offer to provide urban planning and engineering design services within a portion of Downtown, and an unsolicited proposal for redevelopment of CRA properties. All three components were a part of the proposal that was provided to each Board member.

DIA has had an initial meeting with the development team, which was focused primarily on their public infrastructure proposals and financing.

CEO Boyer has spoken to each Board member to ascertain the Board members' direction and guidance as to how DIA should proceed. CEO has received consistent advice from the Board that Board wants DIA staff to:

- proceed with urgency on pending dispositions and projects such as the Ford on Bay disposition that the Board voted on during yesterday's 11/17/21 meeting;
- complete the documentation with the State to effectuate the Kids Kampus replacement park; and
- the Board does not want DIA staff to pause 90-120 days to evaluate or negotiate the Riverfront Jacksonville proposal.

DIA Board wants DIA staff to keep moving forward, and that is the direction CEO is taking from the Board. This does not mean that DIA staff will not evaluate and consider the proposal, but that DIA staff will move forward with the current projects and dispositions.

Many of the Board members have expressed a great respect for the bold vision and effort that's gone into the proposal which, in many respects, is consistent with the DIA's plan. Board members have also expressed a desire to fairly and professionally evaluate and respond to the proposal.

The DIA staff offered the developer a DIA Board workshop several weeks ago, however the development team could not make the date work on short notice. The intent of the offer was to provide an opportunity to discuss the proposal prior to the November 17th, 2021 Board meeting, without also delaying the DIA's progress.

DIA Board Chair Braxton Gillam was unable to attend the November 17th Board meeting, but



upon his return CEO Boyer and Board Chair Gillam will discuss next steps regarding the proposal and what will be next on the agenda for that effort.

- CEO Boyer gave an overview of DIA's disposition workload:
 - MOSH disposition issues November 23rd and closes December 23rd. DIA's intention is to award in January.
 - Riverfront Plaza development pad disposition is likely to be voted on in January and disposition expected to be on the street in either January or February. This effort will require a quick turnaround not only to respond to the Board's sense of urgency but to respond to the market – there is a lot of interest in this site. Goal is to have an award no later than April 2022 so that the development team can work with the designers who are working on the park design so that the interface of the two spaces would be seamless.
 - Snyder Memorial Building and Union Street Sax Property dispositions will come later in the spring.
- CEO Boyer presented a map that came out of the duPont study and is a piece of what will be included as part of the DIA's BID & CRA update. The map shows existing public park space, existing and proposed development, as well as a look ahead at where future development potentials exist, including available private properties and surface parking lots.

The map serves as a tool to show developers which properties they may want to explore when considering Downtown development (***map attached in email***). With the current Downtown momentum, DIA envisions much interest in redeveloping the available space.

The map, along with others (LaVilla strategy plan, Cathedral master plan, Downtown parks master plan, etc.), will be included in the BID & CRA update and will be comprised of district-by-district maps as well as a complete Downtown masterplan map.