



DIA Board Meeting

July 20, 2022

CEO Report

DIA Business Investment & Development Plan (BID Plan)

The BID Plan is now final and adopted, including all amendments requested by the Council Auditors. The final BID Plan – comprised of the CRA Plan and BID Strategy – can be viewed [here](#).

In the Pipeline

DIA Food & Beverage Retail Enhancement Program – Nighttime Voucher Parking Pilot Program

When the DIA first established the [food and beverage retail enhancement program](#) and the two dining districts – one at [Hogan and Laura Streets](#) in proximity to the Ed Ball Garage and one in [The Elbow](#) in proximity to the Yates Garage – it was envisioned that in the future, the DIA would implement a nighttime voucher parking program for patrons of the restaurants to help encourage restaurants to locate in the area.

The necessary gate equipment has been installed in the Ed Ball Garage to allow for nighttime access. As a result, DIA is working with the Office of Public Parking on next steps which include testing the effort via a pilot program beginning in August. The pilot program includes working with The Lark event space to test the process during a few nighttime events. The program will not be promoted to nearby restaurants until the process is tested to ensure efficiency, as well as to allow time to solidify solutions for existing monthly nighttime parkers.

DIA Bylaws Amendments

DIA Staff is working on finalizing amendments to the existing DIA Bylaws, which were originally taken from the Planning Commission Bylaws and as such, are written much more as if the DIA was a planning board agency. The amendments include modifying language to align more with the powers and duties of the DIA. DIA Staff will work with the Chairman of the DIA Governance committee and the Office of General Counsel to finalize the modifications and schedule a Governance committee meeting to present the information to the committee.

Mayor's Budget Address & Capital Improvement Plan (CIP)

Mayor's budget address took place on Thursday, July 21st, which included discussing the City's CIP. The budget is very generous in funding Downtown capital projects. Whether it's the park at Riverfront Plaza, bulkhead revisions, work being done along the waterfront, and Emerald Trail segments – all are included in the timeframes that DIA had identified needed to coincide with the adjacent private developments. This is great news and very important to keep the momentum going for private investment Downtown. Not only will the public benefit from the quality-of-life improvements, but the infrastructure improvements will sync up with adjacent private developments which allows developers to proceed with confidence that funding is committed for the public improvements.

As it relates to the operating budget, DIA received information from the Mayor's Budget Review Committee that approval would be granted for one additional DIA staff position for the new fiscal year.

DIA will go into budget hearings before City Council on August 19, 2022.



Downtown Project Updates

- **Related Multifamily Development (former River City Brewing Company site):** received 30-day extension for commencement of horizontal construction. Demolition is on track to be completed by September due date, but developer will not have all permits needed to commence horizontal construction by original timeframe in part because the City has decided to reconstruct the adjacent bulkhead at the same time. The bulkhead design process is already underway, and the developer is working with Public Works on the matter. Developer will coordinate upland development activity with the construction of the bulkhead which warrants the extension.
- **Porter House Mansion:** Improvements are almost complete, and developer already has one confirmed tenant. However, they are waiting on additional supplies to complete the improvements and due to supply chain issues have requested an extension. The extension will *not* result in a substantial delay.
- **Johnson Commons:** Project is currently going through the City Council process. DIA previously changed the breakpoint number above which DIA participated in the sale proceeds. DIA deferred this change one cycle because design issues arose regarding the garage entrances and turning radius. Developer is currently working on resolving the issue. As such, DIA granted developer a short extension to provide time to commence construction to ensure that the DIA, City and developer have time to work issues out with the planning department. DIA staff expects the issue to be resolved in a timely manner.

[Click here](#) to view the recording of the July 20, 2022 meeting.

Upcoming Meetings – Confirmed

- **August 11, 2022:** DDRB Meeting
- **August 17, 2022:** DIA Board Meeting; anticipated items include:
 - *American Lions Term Sheet (Riverfront Plaza private development pad)*
 - *Museum of Science and History (MOSH) Term Sheet and approach modifications as well as site plan review*
 - *AR Polar land swap proposal*
- **September 21, 2022:** DIA Board Meeting; anticipated items include:
 - Iguana Office Parcel
 - Related Multifamily Development

Upcoming Meetings – Dates TBD

- **Early August Committee Meetings Needed:**
 - DIA Finance and Budget
 - Retail Enhancement & Property Disposition
 - Strategic Initiatives Committee
- **August or September:**
 - DIA Governance Committee