



DIA Board Meeting

April 20, 2022

CEO Report

Legislation Updates

Approved Legislation Update

1. Churchwell Lofts parking lease
2. Appropriation of funds from the sale of the VyStar garage parking lot (land DIA sold to VyStar) has been appropriated to two-way conversions of Forsyth and Adams Streets
3. DVI lease of space in Duval Street parking garage

Pending Legislation Update

1. Mayo Clinic Ed Ball Lease and associated parking agreement
2. Union Terminal
3. Home2Suites

General Legislation Update

1. City Council now requires a commitment tracking report to be submitted anytime DIA files a bill that requires general fund dollars be appropriated in the future.

In the Pipeline

Budgets

- DIA Administrative budget and Office of Public Parking budget are due to the City's budget office 5/2/22.
- CRA budgets need to be complete and will be presented to the DIA Finance and Budget committee and subsequently to the DIA Board in May.

Riverfront Plaza Development Pad

- The Riverfront Plaza Development Pad bids closed 4/20/22. The DIA received 1 bid from American Lions, LLC.
- The scoring committee is made up of City of Jacksonville Manager/Deputy Chief Administrative Officer Dr. Charles Moreland, DIA Board Members Todd Froats and Jim Citrano, and DIA CEO Lori Boyer.
- Interviews will take place on Tuesday, April 26th (meeting details can be found here: <https://www.coj.net/departments/finance/docs/procurement/public-notice-psec-presentation,-april-26,-2022.aspx>). DIA is still under a cone of silence until DIA Board makes an award or terminates the RFP.

MPS Settlement

- MPS settlement closed last week. DIA is now operating under the lease and REEF will be managing the three garages on behalf of the DIA in the interim period.



- DIA will proceed to look at operations, retail tenant leases, opportunities for additional leasing of spaces, etc. in addition to the capital repairs that are needed.

BID&CRA Update

- Filed with MBRC and will be considered 4/25/22 with a City Council filing date of 5/4/22.
- DIA Board has the authority to make modifications to the existing incentive programs in the coming years, if Board deems necessary. The new incentive programs and/or updated criteria to existing programs can be implemented and used except for those programs that require City Council approval.
- Any new applications DIA receives will be evaluated using new criteria unless there is an element that requires council approval. A lunch and learn presented by DIA for City Council members will be scheduled soon.

Staffing Transitions

- 1 staff member relocating out of town; working to fill the position and handle interim transition using parttime hours as staff is relocating

Launch of ParkMobile Downtown

- The City of Jacksonville launched a contactless payment option for on-street parking in Downtown Jacksonville via [ParkMobile](#).
- Learn more here: <https://dia.coj.net/News/City-of-Jacksonville-Introduces-Mobile-Parking-Pay>.

One Riverside Ave

- Demolition in progress
- DIA will move forward to appropriate supplemental purchase price in May
- Design is progressing on creek project; design and permitting to be complete by September. COJ Public Works is on schedule to accomplish the work within the projected timeline.

Iguana Four Seasons Project

- Fire Museum relocated to Shipyards West parcel
- Marine fire station is vacated
- FRDAP release has been executed by the State; new restriction ready for recording on the Shipyards West parcel; currently with the COJ Office of General Council for City execution and recording
- Closing of redevelopment agreement set for end of May

Shipyards West Park & Riverfront Plaza

- Park design contracts moving forward – weekly meetings with teams

Sister Cities Parcel & Interline Parcel

- Two parcels where DIA had the right of reverter if someone didn't start construction by a certain date. DIA has been pursuing this through the Office of General Council and have now filed suit on both parcels and both parties have agreed to cooperate with DIA.
- DIA will get clean titles to both properties in order to put them back on the market. One parcel impacts Riverfront Plaza and the other is the Interline parcel in LaVilla.



LaVilla Heritage Trail & Gateways

- Number of meetings with City Council members
- Historic district information has been filed with the State
- State is looking favorably at request. Initial thoughts included a very concentrated district because not many remaining historic structures left in LaVilla, but the State is looking at it more from the perspective of what was once there, and potentially providing an opportunity for an expanded historic district which could provide tax credit opportunities for restoration of any building that would be a contributing structure.
- DIA will also be working on the heritage trail markers as well as the entry gateways

Laura Street Trio

- The Trio is no longer pursuing the Jacksonville Housing Authority partnership and will take the traditional financing route instead
- They recently received National Park Service Part Two final approval for their new design, which moves the multi-family component of the project to Laura Street and moves the hotel to Forsyth Street
- DIA should need a new package from the development team soon

Miscellaneous Updates

1. As part of an estate cleanup, the DIA was recently paid back ~\$48,000 from an outstanding judgment lien for an old forgivable loan that someone had defaulted on.
2. Jax Chamber Downtown Trip is scheduled for May 11th – May 13th. DIA staff will attend, and CEO Boyer recommended Board Members attend should they be interested in doing so as it's a great way to learn how other Downtowns operate and succeed.

May Board Meeting Items

1. Carter: term sheet (The Hardwick at the Ford on Bay)
2. USS Orleck: changes to existing agreement
3. RiversEdge: discussion regarding the project's parks portion might come to the Board
4. Museum of Science and History (MOSH): DIA is in the process of negotiating the agreements; final docs not yet filed with legislation

Upcoming Meetings

- [Thursday, May 12th at 2p.m.](#): DDRB Meeting
- [Wednesday, May 18th at 2 p.m.](#): DIA Board Meeting
- Not yet scheduled but incoming for May:
 - DIA Finance & Budget Committee
 - DIA Retail Enhancement and Property Disposition Committee
 - DIA Strategic Implementation Committee
 - Lunch & Learn for Jacksonville City Council to provide a summary of the BID Plan update