



Downtown Investment Authority

June 30, 2021

MEMORANDUM

To: Dr. Cheryl Brown
Director/Council Secretary

From: Lori N. Boyer *Lori N. Boyer*
Chief Executive Officer
Downtown Investment Authority

RE: Annual Report of the Downtown Investment Authority and Downtown Development Review Board (as required by Section 50.110(b) of the Ordinance Code)

As required by Section 50.110(b) of the Ordinance Code, below is a Summary of the Downtown Investment Authority (DIA) Board of Directors and the Downtown Development Review Board (DDRB) activities for the reporting period of July 1, 2020 through June 30, 2021.

① MEETINGS

The Downtown Investment Authority Board generally meets each month, and committees thereof meet on an as-needed basis. Meetings held during the reporting period are listed below.

Downtown Investment Authority Meetings	
July 8, 2020	Finance and Budget Committee Meeting
July 13, 2020	Retail Enhancement and Property Disposition Committee Meeting
July 15, 2020	Downtown Investment Authority Board Meeting
August 17, 2020	Strategic Implementation Committee Meeting
August 19, 2020	Downtown Investment Authority Board Meeting
September 9, 2020	Strategic Implementation Committee Meeting
September 14, 2020	Finance and Budget Committee Meeting
September 16, 2020	Downtown Investment Authority Board Meeting
September 29, 2020	Strategic Implementation Committee Meeting
October 9, 2020	Strategic Implementation Committee Meeting
October 14, 2020	Downtown Investment Authority Board Meeting
November 12, 2020	Strategic Implementation Committee Meeting
November 17, 2020	Retail Enhancement and Property Disposition Committee Meeting
November 18, 2020	Downtown Investment Authority Board Meeting

Downtown Investment Authority Meetings-Continued	
December 2, 2020	Downtown Investment Authority Board Meeting
January 12, 2021	Strategic Implementation Committee Meeting
January 14, 2021	Strategic Implementation Committee Meeting
January 20, 2021	Downtown Investment Authority Board Meeting
February 17, 2021	Downtown Investment Authority Board Meeting
February 23, 2021	Downtown Investment Authority Board/DDR/ City Council Joint Workshop
March 15, 2021	Retail Enhancement and Property Disposition Committee Meeting
March 15, 2021	Strategic Implementation Committee Meeting
March 17, 2021	Downtown Investment Authority Board Meeting
April 6, 2021	Downtown Investment Authority Board Meeting
April 16, 2021	Finance and Budget Committee Meeting
April 21, 2021	Strategic Implementation Committee Meeting
April 21, 2021	Downtown Investment Authority Board Meeting
May 7, 2021	Finance and Budget Committee Meeting
May 17, 2021	Nominating Committee Meeting
May 17, 2021	Strategic Implementation Committee Meeting
May 19, 2021	Downtown Investment Authority Board Meeting
June 9, 2021	Finance and Budget Committee Meeting
June 16, 2021	Downtown Investment Authority Board Meeting
June 25, 2021	Retail Enhancement and Property Disposition Committee Meeting

The Downtown Development Review Board generally meets each month. Meetings held during the reporting period are listed below.

Downtown Development Review Board Meetings	
June 12, 2020	Downtown Development Review Board Meeting
July 09, 2020	Downtown Development Review Board Meeting
August 20, 2020	Downtown Development Review Board Meeting
September 10, 2020	Downtown Development Review Board Meeting
October 08, 2020	Downtown Development Review Board Meeting
November 12, 2020	Downtown Development Review Board Meeting
December 10, 2020	Downtown Development Review Board Meeting
January 14, 2021	Downtown Development Review Board Meeting
February 11, 2021	Downtown Development Review Board Meeting
February 23, 2021	Downtown Development Review Board/DIA Board/City Council Joint Workshop
March 23, 2021	Downtown Development Review Board Meeting
April 08, 2021	Downtown Development Review Board Meeting
May 13, 2021	Downtown Development Review Board Meeting
June 10, 2021	Downtown Development Review Board Meeting

② CURRENT BOARD MEMBERSHIP

Downtown Investment Authority Board	
Ron Moody, Chairman	Term Expires: June 30, 2024
W. Braxton Gillam, IV, Vice Chairman	Term Expires: June 30, 2024
Carol Worsham, Secretary	Term Expires: June 30, 2022
William Adams	Term Expires: June 30, 2022
Oliver Barakat	Term Expires: June 30, 2023
Jim Citrano	Term Expires: June 30, 2023
Todd Froats	Term Expires: June 30, 2022
Craig Gibbs	Term Expired: June 30, 2020
David Ward	Term Expires: June 30, 2023

Downtown Development Review Board	
Trevor Lee, Chairman	Term Expired: June 30, 2018
James Brent Allen	Term Expires: June 30, 2022
Christian Harden,	Term Expires: June 30, 2021
Matt Brockelman	Term Expires: June 30, 2021
Craig D. Davisson	Term Expired: June 30, 2020
Brenna Durden	Term Expires: June 30, 2021
Frederick N. Jones	Term Expired: June 30, 2019
Joseph Loretta	Term Expired: June 30, 2020
William J. Schilling	Term Expired: June 30, 2017

③ SUMMARY OF ACTIVITIES

Downtown Investment Authority Activities		
DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2020-07-01	Northbank Tax Increment District revision to FY 20 budget	Approved
DIA 2020-07-02	Northbank Tax Increment District proposed budget for FY 21	Approved
DIA 2020-07-03	Southside Tax Increment District revision to FY 20 budget	Approved
DIA 2020-07-04	Southside Tax Increment District proposed budget for FY 21	Approved
DIA 2020-07-05	Award of a Retail Enhancement Grant (Bread and Board)	Approved
DIA 2020-07-06	Rejection of Unsolicited Convention Center Proposal	Approved
DIA 2020-07-07	Adoption of Downtown Preservation and Revitalization Program	Approved
DIA 2020-07-08	Allocation of 120 units of multi-family development rights (Blue Sky)	Approved
DIA 2020-08-01	Authorization of Redevelopment Agreement (Lofts at Cathedral)	Approved
DIA 2020-08-02	Additional funding for the Water Street Garage Public Art Project	Approved
DIA 2020-08-03	Access Agreement to Metropolitan Park (Iguana Investments)	Approved

Downtown Investment Authority Activities-Continued

DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2020-08-04	Allocation of 120 units of multi-family development rights (Lofts at Cathedral)	Approved
DIA 2020-09-01	Northbank Tax Increment District revision to FY 20 budget	Approved
DIA 2020-09-02	Southside Tax Increment District revision to FY 20 budget	Approved
DIA 2020-09-03	Northbank Tax Increment District revision to FY 20 budget	Approved
DIA 2020-09-04	Adoption of new off-street parking rates	Approved
DIA 2020-09-05	Adoption of off-street parking discount phase-out	Approved
DIA 2020-09-06	Award of a Storefront Façade Grant (Hatfield & Hatfield, P.A.)	Approved
DIA 2020-09-07	Funding contribution toward downtown marketing efforts (Downtown Vision, Inc.)	Approved
DIA 2020-09-08	Extension of Waiver for certain Job Creation and Business Covenants	Approved
DIA 2020-10-01	Authorization for Notice of Disposition of property and negotiation of Term Sheet (River City Brewing Company)	Approved
DIA 2020-10-02	Recommendation for Redevelopment Agreement (Jacksonville Properties I - Doro)	Approved
DIA 2020-10-03	Allocation of 103 units of multi-family development rights and 10,000 Square feet of commercial retail/restaurant development rights (Jacksonville Properties I – Doro)	Approved
DIA 2020-11-01	Disposition of property (River City Brewing Company)	Approved
DIA 2020-11-02	Authorization of Development Agreement (Lot J)	Approved
DIA 2020-11-03	Conversion of 166,444 square feet of office entitlements to 100,000 Square feet of commercial entitlements and the allocation of up to 500 Units of multi-family, 250 hotel rooms, 50,000 square feet of office and 200,000 square feet of commercial entitlements (Lot J)	Approved
DIA 2020-11-04	Adoption of revision to DIA bylaws	Approved
DIA 2021-01-01	Adoption of new off-street parking rates	Approved
DIA 2021-01-02	Adoption of new on-street parking rates	Approved
DIA 2021-01-03	Adoption of revised Term Sheet (Related Group)	Approved
DIA 2021-01-04	Recommendation for Redevelopment Agreement (Church and Hogan)	Approved
DIA 2021-01-05	Recommendation for Economic Development Agreement (Regions Bank)	Approved
DIA 2021-01-06	Recommendation for supplemental Redevelopment Agreement (Vista Brooklyn)	Approved
DIA 2021-02-01	Extension of Waiver for certain Job Creation and Business Covenants	Approved
DIA 2021-02-02	Access Agreement to Shipyards (Iguana Investments)	Approved
DIA 2021-02-03	Recommendation for Amendment to Redevelopment Agreement (The District)	Approved
DIA 2021-02-04	Recommendation for Amendment to Redevelopment Agreement Performance Schedule (The District)	Approved

Downtown Investment Authority Activities-Continued

DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2021-03-01	Recommendation for Economic Redevelopment Agreement (Laura Street Trio)	Approved
DIA 2021-03-02	Authorization for Notice of Disposition of Property and negotiation of Term Sheet (Johnson Commons)	Approved
DIA 2021-03-03	Recommendation to expand the Business Improvement District (Downtown Vision)	Approved
DIA 2021-03-04	Authorization to pursue litigation (MPS)	Approved
DIA 2021-03-05	Adoption of meter bagging (rental) policy	Approved
DIA 2020-03-06	Authorization for Notice of Disposition of interest in riparian rights of property (Berkman)	Approved
DIA 2021-04-01	Southside Tax Increment District revision to FY 21 budget	Approved
DIA 2021-04-02	Northbank Tax Increment District revision to FY 21 budget	Approved
DIA 2021-04-03	Amendment to Redevelopment Agreement (Related Group)	Approved
DIA 2021-04-04	Amendment to terms of previously approved resolution (2021-01-05 Regions Bank)	Approved
DIA 2021-04-05	Adoption of Downtown Vision FY 22 budget	Approved
DIA 2021-04-06	Authorization of sale of .25 credit acre of Surplus Water Quality Compensatory Credits (Cronk Duch Architecture)	Approved
DIA-2021-04-07	Funding contribution toward downtown parks study (Jessie Ball DuPont Fund)	Approved
DIA 2021-05-01	Adoption of DIA administrative proposed budget for FY 22	Approved
DIA 2021-05-02	Northbank Tax Increment District proposed budget for FY 22	Approved
DIA 2020-05-03	Southside Tax Increment District proposed budget for FY 22	Approved
DIA 2021-05-04	Authorization of Redevelopment Agreement with DPRP funding (Union Terminal)	Approved
DIA 2021-05-06	Performance Schedule Extension (Vista Brooklyn)	Approved
DIA 2021-06-01	Revised Northbank Tax Increment District proposed budget for FY 22	Approved
DIA 2021-06-02	Revised Southside Tax Increment District proposed budget for FY 22	Approved
DIA 2021-06-03	Northbank Tax Increment District revision to FY 21 budget for funding contribution toward operation of holiday ice rink at Riverfront Plaza (Downtown Vision, Inc.)	Approved
DIA 2021-06-04	One month extension of closing date (Regions Bank)	Approved
DIA 2021-06-05	Access Agreement to Lot R surface parking lot (Iguana Investments)	Approved
DIA 2021-06-07	Reaffirmation of conversion of 166,444 square feet of office entitlements to 100,000 square feet of commercial entitlements (as approved by Resolution 2020-11-03) and rescission of all development rights (as approved by Resolution 2020-11-03)	Approved
DIA 2021-06-08	Recommendation for extension amendment to the Redevelopment Agreement Performance Schedule (Ambassador Hotel)	Approved

Downtown Development Review Board Activities

DDRB PROJECT #	PROJECT DESCRIPTION	DDRB ACTION
DDRB 2020-008	Woolsey Morcom Special Sign Exception	Approved
DDRB 2020-010	Share MD Special Sign Exception	Approved
DDRB 2020-011	Maxwell House Special Sign Exception	Approved
DDRB 2020-009	Ruby Beach Brewing Co. Conceptual	Approved
DDRB 2020-012	Brooklyn Yard Conceptual	Approved
DDRB 2020-013	Park Street Road Diet Final	Approved
DDRB 2010-009	BRT Overland Hub Modification	Approved
DDRB 2020-015	218 W Church St Conceptual	Approved
DDRB 2020-016	424 N Hogan St Conceptual	Approved
DDRB 2020-009	Ruby Beach Brewery Final	Approved
DDRB 2018-019	VyStar Forsyth Garage Modification	Approved
DDRB 2020-014	Regions Special Sign Exception	Approved
DDRB 2020-017	JTA Special Sign Exception	Approved
DDRB 2020-019	Jacksonville Naval Museum Conceptual	Approved
DDRB 2020-012	Brooklyn Yard Final	Approved
DDRB 2020-020	841 Prudential Garage Conceptual	Approved
DDRB 2020-021	404 N Julia Conceptual	Approved
DDRB 2020-019	Jacksonville Naval Museum Final	Approved
DDRB 2020-022	Central fire Station Conceptual	Approved
DDRB 2020-018	600 Park Street Conceptual	Approved
DDRB 2019-016	Independent Life Final	Approved
DDRB 2020-023	RD River City Brewery Conceptual	Deferred
DDRB 2021-001	Laura Trio Conceptual	Approved
DDRB 2021-002	Project 323 Conceptual	Approved
DDRB 2020-023	RD River City Brewery Conceptual	Approved
DDRB 2021-003	Baptist Heart Special Sign Exception	Approved
DDRB 2021-004	H2 Health Special Sign Exception	Approved
DDRB 2021-005	Haskell Special Sign Exception	Approved
DDRB 2021-006	Concealment Express Conceptual	Deferred
DDRB 2020-018	600 Park Street Final	Approved
DDRB 2016-012	The District Modification	Approved
DDRB 2020-015	218 W Church St. Final	Approved
DDRB 2020-016	424 N Hogan St. Final	Approved
DDRB 2021-009	220 Riverside Ave. Special Sign Exception	Approved
DDRB 2021-006	Concealment Express Special Sign Exception	Approved
DDRB 2021-008	River City Restaurant Conceptual	Approved
DDRB 2020-023	RD River City Brewery Final	Approved

Downtown Development Review Board Activities-Continued

DDR B PROJECT #	PROJECT DESCRIPTION	DDR B ACTION
DDR B 2021-010	LaVilla Townhomes Conceptual	Approved
DDR B 2021-011	TD Bank Special Sign Exception	Approved

④ ASSESSMENT

The activities of both the Downtown Investment Authority and Downtown Development Review Board listed above helped to further the achievement of a variety of goals and objectives established in the Business Investment and Development Plan. The goals and objectives achieved include (but are not limited to) increasing housing downtown, increasing the expansion of entertainment and restaurant facilities, attracting neighborhood retail to support downtown residents, protecting and revitalizing historic assets and increasing the opportunities for downtown employment.

As such, the activities listed above represent approval of the following for downtown:

- A total capital investment of \$399.2 million
- 43,364 square feet of new restaurant space
- 22,452 square feet of new retail space
- 22,555 square feet of new event space
- 1,341 new residential apartment units (from Class A to workforce housing)
- 120 new owner-occupied housing units
- 38,000 square feet of new commercial space
- 1,200 new structured parking spaces
- 165 new hotel rooms
- The renovation, rehabilitation and/or reuse of six (6) historic buildings