



Downtown Investment Authority

June 30, 2022

MEMORANDUM

To: Peggy Sidman
Director/Council Secretary

From: 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, 2021 through June 30, 2022.

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 7, 2021	Downtown Investment Authority Board Meeting
July 29, 2021	Downtown Investment Authority Board Meeting
August 13, 2021	Finance and Budget Committee Meeting
August 13, 2021	Retail Enhancement and Property Disposition Committee Meeting
August 16, 2021	Strategic Implementation Committee Meeting
August 18, 2021	Downtown Investment Authority Board Meeting
September 2, 2021	Downtown Investment Authority Board Meeting
September 9, 2021	Retail Enhancement and Property Disposition Committee Meeting
September 15, 2021	Downtown Investment Authority Board Meeting
October 15, 2021	Strategic Implementation Committee Meeting
October 19, 2021	Retail Enhancement and Property Disposition Committee Meeting
October 20, 2021	Downtown Investment Authority Board Meeting
November 11, 2021	Downtown Investment Authority Board Workshop
November 12, 2021	Strategic Implementation Committee Meeting
November 16, 2021	Retail Enhancement and Property Disposition Committee Meeting

MEETINGS (Continued)

Downtown Investment Authority Meetings-Continued	
November 17, 2021	Downtown Investment Authority Board Meeting
December 16, 2021	Finance and Budget Committee Meeting
December 8, 2021	Downtown Investment Authority Board Workshop
December 15, 2021	Downtown Investment Authority Board Workshop
December 15, 2021	Downtown Investment Authority Board Meeting
January 7, 2022	Downtown Investment Authority Board Workshop
January 14, 2022	Downtown Investment Authority Board Workshop
January 18, 2022	Retail Enhancement and Property Disposition Committee Meeting
January 19, 2022	Downtown Investment Authority Board Meeting
February 1, 2022	Downtown Investment Authority Board Workshop
February 11, 2022	Retail Enhancement and Property Disposition Committee Meeting
February 14, 2022	Strategic Implementation Committee Meeting
February 17, 2022	Downtown Investment Authority Board Workshop
February 23, 2022	Retail Enhancement and Property Disposition Committee Meeting
February 23, 2022	Downtown Investment Authority Board Meeting
March 9, 2022	Retail Enhancement and Property Disposition Committee Meeting
March 14, 2022	Strategic Implementation Committee Meeting
March 16, 2022	Downtown Investment Authority Board Meeting
March 28, 2022	Governance Committee Meeting
March 31, 2022	Finance and Budget Committee Meeting
April 13, 2022	Retail Enhancement and Property Disposition Committee Meeting
April 14, 2022	Strategic Implementation Committee Meeting
April 20, 2022	Downtown Investment Authority Board Meeting
May 10, 2022	Finance and Budget Committee Meeting
May 11, 2022	Strategic Implementation Committee Meeting
May 16, 2022	Retail Enhancement and Property Disposition Committee Meeting
May 18, 2022	Downtown Investment Authority Board Meeting
June 15, 2022	Retail Enhancement and Property Disposition Committee Meeting
June 17, 2022	Finance and Budget Committee Meeting
June 22, 2022	Downtown Investment Authority Board Meeting
June 28, 2022	Nominating Committee Meeting

MEETINGS (Continued)

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

Downtown Development Review Board Meetings	
June 10, 2021	Downtown Development Review Board Meeting
July 15, 2021	Downtown Development Review Board Meeting
August 12, 2021	Downtown Development Review Board Meeting
September 8, 2021	Downtown Development Review Board Workshop
September 16, 2021	Downtown Development Review Board Meeting
October 4, 2021	Downtown Development Review Board Workshop
October 14, 2020	Downtown Development Review Board Meeting
October 18, 2021	Downtown Development Review Board Workshop
November 3, 2021	Joint Downtown Development Review Board and Downtown Investment Authority Board Workshop
November 10, 2021	Downtown Development Review Board Meeting
December 16, 2021	Downtown Development Review Board Meeting
January 13, 2022	Downtown Development Review Board Meeting
January 28, 2022	Special Committee on Ordinance Review
February 10, 2022	Special Committee on Ordinance Review
February 23, 2022	Special Committee on Ordinance Review
March 10, 2022	Downtown Development Review Board Meeting
April 21, 2022	Downtown Development Review Board Meeting
May 12, 2022	Downtown Development Review Board Meeting
June 9, 2022	Downtown Development Review Board Meeting

② CURRENT BOARD MEMBERSHIP

Downtown Investment Authority Board	
W. Braxton Gillam, IV, Chairman	Term Expires: June 30, 2024
Carol Worsham, Vice Chair	Term Expires: June 30, 2022
Jim Citrano, Secretary	Term Expires: June 30, 2023
Stephanie Burch	Term Expires: June 30, 2026
Oliver Barakat	Term Expires: June 30, 2023
Todd Froats	Term Expires: June 30, 2022
Craig Gibbs	Term Expired: June 30, 2020
Ron Moody	Term Expires: June 30, 2024
David Ward	Term Expires: June 30, 2023

CURRENT BOARD MEMBERSHIP (Continued)

Downtown Development Review Board	
Trevor Lee, Chairman	Term Expired: June 30, 2018
Christian Harden,	Term Expired: June 30, 2021
Matt Brockelman	Term Expired: June 30, 2021
Craig D. Davisson	Term Expired: June 30, 2020
Frederick N. Jones	Term Expired: June 30, 2019
Joseph Loretta	Term Expired: June 30, 2020
Gary Monahan	Term Expires: June 30, 2024
Linzee Ott	Term Expires: June 30, 2023
William J. Schilling	Term Expired: June 30, 2017

③ SUMMARY OF ACTIVITIES

Downtown Investment Authority Activities		
DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2021-07-01	Notice of Disposition of Property (Kids Kampus)	Approved
DIA 2021-07-02	Recommendation for extension for Regions Bank on closing date for..... sale of property for parking garage	Withdrawn
DIA 2021-07-03	Authorization for CEO to negotiate with MOSH regarding the potential disposition of a civic attraction site	Approved
DIA 2021-07-04	Recommendation for Loan Agreement and Redevelopment Agreement (Lofts at Cathedral)	Approved
DIA 2021-07-05	Allocation of 246 units of multi-family development rights (RD River City Brewery)	Approved
DIA 2021-07-06	Resolution honoring DIA past Chairman Ron Moody	Deferred
DIA 2021-07-07	Recommendation for Redevelopment Agreement (Johnson Commons)	Approved
DIA 2021-07-08	Funding contribution to Cathedral District for holiday lighting	Approved
DIA 2021-08-01	Recommendation for Redevelopment Agreement (Fuqua..... Development)	Approved
DIA 2021-08-03	Resolution in support of J-Bill reducing SRX seating and service..... area minimum requirements in Downtown	Approved
DIA 2021-08-04	Northbank Tax Increment District: revision to FY 21 budget.....	Approved
DIA 2021-08-05	Northbank Tax Increment District: revision to FY 21 budget.....	Approved
DIA 2021-08-06	Southside Tax Increment District: revision to FY 21 budget	Approved
DIA 2021-08-07	Southside Tax Increment District: revision to FY 21 budget	Approved
DIA 2021-08-08	Southside Tax Increment District: revision to FY 21 budget	Approved
DIA 2021-08-09	Termination of ISP-0307-20 (Spandrel Development)	Approved

Downtown Investment Authority Activities-Continued

DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2021-08-11	Notice of Disposition of property (330 East Bay Street)	Deferred
DIA 2021-08-12	Recommendation for Redevelopment Agreement (Porter House)	Approved
DIA 2021-08-13	Resolution honoring DIA past Chairman Craig Gibbs.....	Deferred
DIA 2021-08-14	Resolution honoring DIA past Chairman Ron Moody	Approved
DIA 2021-08-15	Resolution congratulating DIA Financial Analyst Jackie Mott upon..... her retirement	Approved
DIA 2021-09-01	Notice of Disposition of Property (330 East Bay Street)	Deferred
DIA 2021-09-02	Contribution to Downtown Vision for LiveddtJax website services.....	Approved
DIA 2021-09-03	Contribution to Downtown Vision for InvestdtJax website services	Approved
DIA 2021-09-04	Authorization for CEO to act on behalf of DIA Board for sponsorships	Approved
	of \$2,500 or less	
DIA 2021-09-05	Extension of Performance Schedule (River's Edge)	Approved
DIA 2021-09-07	Addition of Forsyth and Market Streets surface lot to off-street	Approved
	parking rate schedule and adoption of rate(s)	
DIA 2021-10-01	Notice of Disposition of Property (330 East Bay Street)	Approved
DIA 2021-10-02	Sale of property following disposition notice (1511 Harper Street)	Approved
DIA 2021-10-03	Recaptured Enhanced Value Grant (Axis 404 Julia, LLC).....	Approved
DIA 2021-10-04	Notice of Disposition of Property (Forsyth and Market).....	Approved
DIA 2021-10-05	Recommendation of Sidewalk Grant (Bellwether).....	Approved
DIA 2021-10-06	Contribution to Downtown Vision, Inc. for Sip 'N Stroll events.....	Approved
DIA 2021-11-01	Notice of Disposition of Property (Lot X)	Approved
DIA 2021-11-02	Recommendation for DPRP forgivable loan (Axis 404 Julia, LLC).....	Approved
DIA 2021-11-03	Recommendation for Recaptured Enhanced Value Grant (Kelco	Approved
	Brooklyn)	
DIA 2021-11-04	Notice of Disposition of Property -Retail Space (Duval Street Garage)	Approved
DIA 2021-11-05	Recommendation of terms and conditions, scoring criteria, timeline	Approved
	for Notice of Disposition of Property (330 East Bay Street) approved by R 2021-10-01	
DIA 2021-11-06	Allocation of 246 units of multi-family development rights (Johnson.....	Approved
	Commons)	
DIA 2021-12-01	Recommendation for Downtown Economic Development Grant	Approved
	(Home2Suites)	
DIA 2021-12-02	Sidewalk Enhancement Forgivable Loan (Bellwether)	Approved
DIA 2021-12-03	Inclusion of principles, strategies and conclusions of the Activation	Approved
	Plan, prepared by the Jessie Ball duPont Fund, into the BID and CRA update.	
DIA 2021-12-04	Recension of R-2021-06-03 approving Northbank Tax Increment.....	Approved
	District revision to FY 21 budget for funding contribution to Downtown Vision, Inc. for operation of holiday ice rink at Riverfront Plaza	

Downtown Investment Authority Activities-Continued

DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2022-01-01	Recommendation for Redevelopment Agreement (323 E Bay Street RE, LLC)	Approved
DIA 2022-01-02	Authorization for CEO to negotiate a Term Sheet with Carter (330 East Bay Street)	Approved
DIA 2022-01-03	Disposition of Property (Lot X)	Approved
DIA 2022-01-04	Redevelopment Agreement Performance Schedule Extension (Vista..... Brooklyn)	Approved
DIA 2022-01-05	Recommendation for Access Agreement (Lot J)	Approved
DIA 2022-01-06	Recommendation for Access Agreement (Kids Kampus)	Approved
DIA 2022-01-07	Recommendations to City Council on pending Ordinance 2021-821 (personal property storage facilities located in Overlay Districts in Downtown)	Approved
DIA 2022-01-08	Storefront Façade Grant Agreement Performance Schedule Extension (Hatfield & Hatfield, P.A.)	Approved
DIA 2022-02-02	Notice of Disposition of Property (Riverfront Plaza development pad)	Approved
DIA 2022-02-03	Modification of Performance Criteria (FSCJ)	Approved
DIA 2022-02-04	Recommendation for Recaptured Enhanced Value Grant (CLL Artea, LLC)...	Approved
DIA 2022-02-05	Contribution to Jacksonville Historical Society towards plan for design and deployment of historic building markers	Approved
DIA 2022-02-06	Contribution to Downtown Vision, Inc. for River Jams	Approved
DIA 2022-02-07	Contribution to Jacksonville Historical Society towards observance of..... Jacksonville's bicentennial	Approved
DIA 2022-02-08	Recommendation to adopt CRA and BID Plan updates	Approved
DIA 2022-02-09	Disposition of property and recommendation for Lease Agreement..... for retail space in the Duval Street parking garage (Downtown Vision, Inc.)	Approved
DIA 2022-02-10	Recommendation for Access Agreement (330 East Bay Street)	Approved
DIA 2022-02-11	Recommendation for extension of Access Agreement (905 Forsyth..... Street)	Approved
DIA 2022-02-12	Recommendation to accept Mediated Settlement Agreement in matter of MPS v. City of Jacksonville	Approved
DIA 2022-03-01	Recommendation for Food and Beverage Retail Enhancement Program forgivable loan (323 East Bay Street, LLC)	Approved
DIA 2022-03-02	Recommendation for extension of period for CEO to negotiate a Term..... Sheet with Carter (33 East Bay Street)	Approved
DIA 2022-03-03	Request of Mayor and City Council for additional DIA staffing.....	Approved
DIA 2022-03-04	Recommendation for Parking Lease at Ed Ball Garage (Mayo Clinic Jacksonville)	Approved
DIA 2022-03-05	Recommendation for DPRP forgivable loan (Furchgotts, 121 West Adams Street)	Approved

Downtown Investment Authority Activities-Continued

DIA RESOLUTION	PROJECT DESCRIPTION	DIA ACTION
DIA 2022-03-06	Recommendation for DPRP forgivable loan (Union Terminal..... Warehouse)	Approved
DIA 2022-03-07	Recommendation for Sidewalk Enhancement forgivable loan (Honeyz..... Plates, 47 West Adams Street)	Approved
DIA 2022-03-08	Northbank Tax Increment District: revision to FY 22 budget.....	Approved
DIA 2022-04-01	Amendment to DIA Bylaws (adding consent agenda).....	Approved
DIA 2022-04-02	Amendment to DIA Bylaws (adding consent agenda for financial matters) ..	Approved
DIA 2022-04-03	Southside CRA: revision to FY 22 budget	Approved
DIA 2022-04-04	Northbank CRA: revision to FY 22 budget.....	Approved
DIA 2022-04-05	Northbank Tax Increment District: revision to FY 22 budget.....	Approved
DIA 2022-04-06	Funding contribution for sponsorship of ULI Florida Summit meeting..... in Jacksonville	Approved
DIA 2022-04-07	Notice of Disposition of Property (retention pond South of Gator Bowl Boulevard)	Approved
DIA 2022-04-08	Adoption of Downtown Vision FY 23 budget	Approved
DIA 2022-04-09	Recommendation of Food and Beverage Retail Enhancement Program Forgivable loan (100 East Adams Street)	Approved
DIA 2022-04-10	Recommendation for Recaptured Enhanced Value Grant (Fincantieri)	Approved
DIA 2022-04-13	Ratification of proposed changes to BID and CRA	Approved
DIA 2022-04-14	Modification to Redevelopment Agreement (Johnson Commons)	Approved
DIA 2022-05-01	Disposition of property and recommendation for Redevelopment Agreement (Carter- Ford on Bay)	Approved
DIA 2022-05-02	Authorization for CEO to negotiate Term Sheet with American Lions for Riverview Plaza site	Approved
DIA 2022-05-03	DIA administrative proposed budget for FY 23	Approved
DIA 2022-05-04	Northbank Tax Increment District proposed FY 23 budget	Approved
DIA 2022-05-05	Southside Tax Increment District proposed FY 23 budget.....	Approved
DIA 2022-06-01	Northbank Tax Increment District: amendment to proposed FY 23 budget .	Approved
DIA 2022-06-02	Southside Tax Increment District: amendment to proposed FY 23 budget...	Approved
DIA 2022-06-03	Contribution to Jessie Ball duPont fund for bicentennial sponsorship.....	Approved
DIA 2022-06-04	Notice of Disposition of Property (Kids Kampus)	Approved
DIA 2022-06-05	Allocation of development rights for 150 hotel rooms and 2,000 square..... feet of retail/restaurant entitlements (Kelco CL Park, LLC)	Approved
DIA 2022-06-06	Authorization of sale of 1.35 acres of stormwater credits.....	Approved
DIA 2022-06-07	Allocation of three (3) Southbank Riverwalk marina slips (Kelco CL..... Park, LLC)	Approved
DIA 2022-06-08	Resolution thanking Ron Moody for his service on the DIA Board	Approved

Downtown Development Review Board Activities

DDRB PROJECT #	PROJECT DESCRIPTION	DDRB ACTION
DDRB 2021-007	Ambassador Final	Approved
DDRB 2021-002	Project 323 Final.....	Approved
DDRB 2021-012	Jaguars Performance Center Conceptual	Approved
DDRB 2021-013	Shipyards Deviation.....	Approved
DDRB 2021-010	Johnson Commons Final.....	Approved
DDRB 2021-012	Jaguars Performance Center Final	Approved
DDRB 2021-013	Shipyards Conceptual	Approved
DDRB 2021-014	One Riverside Ave. Master Site Plan Deviation/Conceptual.....	Approved
DDRB 2021-015	Artea Multi-Family Conceptual	Approved
DDRB 2021-016	Baptist Wolfson Special Sign Exception	Approved
DDRB 2021-014	Lofts at Cathedral Deviation/Conceptual	Deferred
DDRB 2021-014	One Riverside Ave. Master Site Plan Final	Approved
DDRB 2021-018	One Riverside Ave. Multi-Family Conceptual.....	Approved
DDRB 2021-019	1037 Hendricks Conceptual	Approved
DDRB 2021-018	One Riverside Ave. Multi-Family Final	Approved
DDRB 2021-020	LaVilla Center Special Sign Exception	Deferred
DDRB 2021-017	Lofts at Cathedral Deviation/Conceptual.....	Approved
DDRB 2021-019	1037 Hendricks Final	Approved
DDRB 2022-001	Laura Trio Conceptual	Approved
DDRB 2022-002	Furchgott's Conceptual	Approved
DDRB 2021-017	Loft at Cathedral Deviation/Final	Approved
DDRB 2021-020	LaVilla Center Special Sign Exception	Approved
DDRB 2022-003	Fidelity Special Sign Exception	Approved
DDRB 2022-004	Jones Bros Adaptive Reuse Conceptual	Approved
DDRB 2020-021	404 N Julia Final	Approved
DDRB 2022-002	Furchgott's Final	Approved
DDRB 2021-013	Shipyards Final	Approved
DDRB 2022-005	High Reason Special Sign Exception	Approved
DDRB 2022-006	Brooklyn Mixed-Use Conceptual	Approved
DDRB 2022-007	Cathedral Commons Conceptual	Approved
DDRB 2022-008	The Den Conceptual	Approved
DDRB 2022-009	Toll Brothers Townhomes/Rivers Edge Modification	Approved
DDRB 2022-010	Casket Factory Conceptual	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 \$691 million
- 131,801 square feet of new restaurant/retail space
- 19,500 square feet of new event space
- 1,037 new residential apartment units (from Class A to workforce housing)
- 155,205 square feet of new commercial office space
- 1,695 new structured parking spaces
- 270 new hotel rooms
- The renovation, rehabilitation and/or reuse of an additional four (4) historic Downtown buildings