



**DOWNTOWN INVESTMENT AUTHORITY  
AGENDA**

**City Hall at St. James Building  
117 West Duval Street  
1<sup>st</sup> Floor, Lynwood Roberts Room  
Wednesday, March 15, 2017 – 2:00 P.M.**

**MEMBERS:**

James Bailey, Chairman  
Jack Meeks, Vice Chairman  
Oliver Barakat, Board Member  
Brenna Durden, Board Member  
Craig Gibbs, Board Member

Dane Grey, Board Member  
Ron Moody, Board Member  
Marc Padgett, Board Member  
Kay Harper-Williams, Board Member

<b>I.</b>	<b>CALL TO ORDER – Chairman Bailey</b>
	A. Pledge of Allegiance
<b>II.</b>	<b>COMMUNITY REDEVELOPMENT AGENCY MEETING</b>
	A. February 1, 2017 Community Redevelopment Agency Meeting Minutes*
	B. February 1, 2017 Community Redevelopment Agency Meeting Transcript
<b>III.</b>	<b>DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING</b>
	A. February 1, 2017 DIA Board Meeting Minutes*
	B. Resolution 2017-03-01: Recreation and Open Space Comprehensive Plan and Land Development Regulation Amendments*
	C. Resolution 2017-03-02: Allocation of Development Rights*
	D. Resolution 2017-03-03: DVI Budget*
	E. Resolution 2017-03-04: Parking RFP Scope of Services*
	F. Resolution 2017-03-05: Allocation of Development Rights*
	G. Resolution 2017-03-06: Notice of Disposition*
	H. Resolution 2017-03-07: Matching Grant Allocation*
	I. Resolution 2017-03-08: Friends of Hemming Park*
	J. February 1, 2017 DIA Board Meeting Transcript
<b>IV.</b>	<b>PRESENTATIONS</b>
	A. Downtown Welcome Banners
<b>V.</b>	<b>CHIEF EXECUTIVE OFFICER REPORT</b>
<b>VI.</b>	<b>DDRB BRIEFING</b>
<b>VII.</b>	<b>OLD BUSINESS</b>
<b>VIII.</b>	<b>NEW BUSINESS</b>
<b>IX.</b>	<b>PUBLIC COMMENTS</b>
<b>X.</b>	<b>ADJOURN</b>

\* Indicates action item



**Downtown Investment Authority**  
**Community Redevelopment Area Board**  
**Lynwood Roberts Room**

**117 West Duval Street, 1<sup>st</sup> Floor, Lynwood Roberts Room**  
**Wednesday, March 15, 2017 - 2:00 p.m.**

**Community Redevelopment Area Board**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Dane Grey; Brenna Durden; Craig Gibbs; Ron Moody; Marc Padgett and Kay Harper Williams

**Board Members Absent:** None

**Council President:** None

**Mayor's Staff:** None

**DIA Staff:** Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; and Jim Klement, DIA Development Coordinator;

**Office of General Counsel:** John Sawyer

**I. CALL TO ORDER – Chairman Bailey**

Chairman Bailey convened the meeting at 2:00 p.m.

**II. PRESENTATIONS**

CEO Wallace reported that the Evaluation Committee meeting will be held March 20<sup>th</sup> at 11:00 a.m., in Conference Room C on the third floor regarding the 70 acres of riverfront City-Owned Property. Board Member Moody, John Pappas, Public Works Director and himself are Committee Members. The Evaluation Committee will report to the Board at the April 19<sup>th</sup> meeting.

**II. ACTION ITEMS**

**A. FEBRUARY 1, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE FEBRUARY 1, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**III. ADJOURNMENT**

There being no further business, Vice Chair Meeks adjourned the meeting at approximately 11:26 a.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at [karenu@coj.net](mailto:karenu@coj.net).*



**Downtown Investment Authority**  
**Board Meeting**  
**Lynwood Roberts Room**

**117 West Duval Street, 1<sup>st</sup> Floor, Lynwood Roberts Room**  
**Wednesday, March 15, 2017 - 2:05 p.m.**

**Downtown Investment Authority Board**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Dane Grey; Brenna Durden; Craig Gibbs; Ron Moody; Marc Padgett and Kay Harper Williams

**Board Members Absent:** None

**Council President:** None

**Mayor's Staff:** None

**DIA Staff:** Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; and Jim Klement, DIA Development Coordinator;

**Office of General Counsel:** John Sawyer

**I. CALL TO ORDER – Chairman Bailey**

Chairman Bailey convened the meeting at 2:00 p.m.

**II. ACTION ITEMS**

**A. FEBRUARY 1, 2017 DIA BOARD MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GREY APPROVING THE FEBRUARY 1, 2017 DIA BOARD MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**B. RESOLUTION 2017-03-01: RECREATION AND OPEN SPACE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATION AMENDMENTS.**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) FINDING THAT THE CITY OF JACKSONVILLE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS SHOULD INCLUDE AN OPTION FOR MULTI-FAMILY DEVELOPERS WITHIN THE CENTRAL BUSINESS DISTRICT (“CBD”) LAND USE CATEGORY TO PAY A RECREATION FEE FOR THE CREATION, ENHANCEMENT AND IMPROVEMENT OF PUBLIC PARKS AND RECREATION FACILITIES IN LIEU OF PROVIDING FOR SUCH WITHIN THEIR DEVELOPMENT; INSTRUCTING DIA CHIEF EXECUTIVE OFFICER (“CEO”), IN CONJUNCTION WITH**

**THE PLANNING AND DEVELOPMENT DEPARTMENT, THE PARKS RECREATION AND COMMUNITY SERVICES DEPARTMENT, AND THE OFFICE OF GENERAL COUNSEL TO DEVELOP LEGISLATION EFFECTUATING A RECREATION FEE PAYMENT OPTION FOR MULTI-FAMILY DEVELOPMENTS WITHIN THE CBD LAND USE CATEGORY; REQUESTING THAT CITY COUNCIL ADOPT LEGISLATION TO AMEND THE CITY OF JACKSONVILLE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TO EFFECTUATE A RECREATION FEE PAYMENT OPTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Wallace proposed to establish a workshop and asked Board Member Padgett and Board Member Durden's participation. This item was deferred and will be brought back to the Board in April or May 2017.

Chairman Bailey rearranged the order of the agenda and moved to Resolution 2017-03-08.

**C. RESOLUTION 2017-03-08: FRIENDS OF HEMMING PARK**

**A RESOLUTION SUPPORTING ORDINANCE 2017-198 TO REINSTATE THE FRIENDS OF HEMMING PARK CONTRACT (FOUR TIMES AMENDMED); AND TO APPROPRIATE \$415,000 FOR OPERATIONS & CAPITAL IMPROVEMENTS AT HEMMING PARK.**

CEO Wallace brought forth Resolution 2017-03-08 and supporting Ordinance 2017-198.

Daryl Joseph, Parks and Recreation Director was present to answer any questions regarding the Friends of Hemming Park.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-08.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**D. RESOLUTION 2017-03-07: MATCHING GRANT ALLOCATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") PLEDGING \$25,000 AS MATCHING FUNDS FOR A COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") APPLICATION BEING SUBMITTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR THE CONSTRUCTION OF DEDICATED BICYCLE LANES ON LIBERTY STREET AND MYRTLE AVENUE; INSTRUCTING THE CHIEF EXECUTIVE OFFICER OF THE DIA TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2017-03-07.

Mr. Parola reminded the Board that inside of the CRA Plan, Liberty Street is discussed about creating dedicated bike lanes and moving curbs etc. A map was presented and information related documents were in the packet. CEO Wallace pointed out Section 6, Page 41 of the CRA Plan that clearly discussed Liberty Street and a pedestrian/bicycle path.

Amy Ingles, Bicycle Pedestrian Coordinator was present to answer any questions.

Colin Moore, Grants writer discussed the application scorings.

CEO Wallace reminded the Board that this is a match to \$90,000 and \$115,000. The \$25,000 is non-TIF dollars that can be used on this area.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-03-07.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**E. RESOLUTION 2017-03-02: ALLOCATION OF DEVELOPMENT RIGHTS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TEN (10) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074920 0000; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

CEO Wallace brought forward Resolution 2017-03-02.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-03-02.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**F. RESOLUTION 2017-03-04: PARKING RFP SCOPE OF SERVICES**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SCOPE OF SERVICES ATTACHED HERETO AS EXHIBIT “A” FOR THE PROCUREMENT OF PROFESSIONAL SERVICES THROUGH THE OFFICE OF PUBLIC PARKING FOR THE DEVELOPMENT OF A PUBLIC PARKING STRATEGY AND IMPLEMENTATION PLAN; DEVELOP AND IMPLEMENT A “PARK ONCE”**

**STRATEGY WITHIN DOWNTOWN; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE CONTRACTS IN ACCORDANCE WITH EXHIBIT “A” ATTACHED HERETO; PROVIDING AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2017-03-04. The purpose of the Resolution is to hire a parking strategy consultant to further assist in developing the downtown parking strategy as well as look at some opportunities from a residential standpoint equally as well.

Chairman Bailey stated that there has been a lot of history with this and it is probably the most important time to get our arms around this with an inventory of what we have, know and what we have to work with.

Board Member Barakat noted that this is very much in need and he commended the staff for taking the initiative to do this study.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2017-03-04 AS AMENDED.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

**G. RESOLUTION 2017-03-05: ALLOCATION OF DEVELOPMENT RIGHTS.**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY (40) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 527 DUVAL STREET, LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 073649 0000; 073647 0000, 073648 0000, 073650 0000, 073651 0000, 073652 0000, and 073654 0000. FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2017-03-05.

Rafael Caldera, DDRB Member and Architect was present. He discussed that the houses are over 100 years old and have no architectural value.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-05.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

#### **H. RESOLUTION 2017-03-06: NOTICE OF DISPOSITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY LOCATED GENERALLY AT THE INTERSECTON OF MYRTLE AVENUE AND ELDER STREET AS IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089567 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Rick Welch, Connelly & Wicker was present to provide information.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER HARPER-WILLIAMS APPROVING RESOLUTION 2017-03-05.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

#### **I. RESOLUTION 2017-03-03: DVI BUDGET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY’S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. (“DVI”) AS IDENTIFIED IN DVI’S 2017-2018 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI’S 2017-2018 ANNUAL BUDGET INCLUDED AS ATTACHMENT ‘A’ TO RESOLUTION 2017-03-03; PROVIDING FOR AN EFFECTIVE DATE.**

Jake Gordon, CEO of the Downtown Vision Inc., Terry Durand-Steubben, President of Auld & White Constructors and newly chair for DVI along with Mr. Pat McElhaney, Sr. Vice President of EverBank and Board Member of DVI were available for questions.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-03-03.**

**THE MOTION PASSED 8-0-1 (BARAKAT)**

#### **III. PRESENTATIONS**

Mr. Parola provided three (3) banner design displays for board input. The Board discussed and made suggestions.

Ginny Myrick, representing the Cathedral District-Jax, Inc. briefly informed the Board that the Urban Land Institute conducted an expensive study last year in January identifying what they could do to improve their neighborhood. Torti Gallas was selected out of three planners will begin



interviewing community leadership. Joseph Loretta, DDRB Vice Chairman and Genesis Group PLA briefly discussed what the assets are in the District. They will return back to the Board in about three to six months.

#### **IV. CHIEF EXECUTIVE OFFICERS REPORT**

CEO Wallace reported the below:

- The Barnett Bank Building and Laura Street Trio
- DIA administrative and temp budgets, Northbank West, Norbank East, Southbank's TIFs and Office of Public Parking.
- Board Member Durden briefed the Board on two bills that are pending in the House and Senate.

#### **V. DDRB BRIEFING**

Mr. Klement briefed the Board on the items that were coming before the DDRB meeting tomorrow March 16, 2017.

Board Member Barakat informed the Board that our CEO performance evaluation was overdue. He will be modifying the COJ template evaluation sheet and will ask Karen to distribute to each member to review and comment at the next meeting for approval.

Board Member Barakat also reported about an infill forum by ULI that he attended yesterday. Almost all of the panelists gave positive commentary on DIA's organization.

#### **VI. PUBLIC COMMENT**

Laura Diettrich commented about the Florida Redevelopment Agency legislation.

#### **VII. OLD BUSINESS**

Board Member Harper-Williams stated that the murals on the poles look great by Hogan, between Forsyth and Bay Street.

There being no further business, Chairman Bailey adjourned the meeting at approximately at 4:48 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at [karenu@coj.net](mailto:karenu@coj.net).*

**RESOLUTION 2017-03-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TEN (10) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074920 0000; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

**WHEREAS**, a Business Investment and Development Plan (“BID Plan”) has been adopted, which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plan for Downtown; and

**WHEREAS**, the allocation of development rights furthers CRA Plan Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle*; and

**WHEREAS**, Vestcor, Inc. has applied for an allocation of Low Income Housing Tax Credits (“LIHTC”) from the Florida Housing Finance Corp. (“FHFC”); and

**WHEREAS**, previously, the DIA Board adopted Resolution 2016-11-01, which allocated one hundred (100) multi-family units of development rights from Phase I of the Northside West Component Area of the Consolidated Downtown DRI; and

**WHEREAS**, via Resolution 2016-10-03 the DIA Board previously approved a loan of up to \$303,750 to Vestcor, Inc., as local government support for the project, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority

**Section 1.** DIA allocates ten (10) units of Phase I multi-family development rights from the Northside West Component Area of the Consolidated Downtown DRI for use on the Property, subject to the following provisions:

- A. The allocation becomes effective upon acquisition of the Property by Vestcor, Inc., or its assigns (collectively, "Vestcor"), providing further that prior to assigning these development rights Vestcor will notify DIA of any assignee.
- B. Should Vestcor fail to receive an allocation of LIHTC from the Notice of Funding Availability (the "NOFA") issued as of September 21, 2016, this Resolution and the allocation of rights shall become null and void without further action.
- C. Should Vestcor fail to close on the property by November 15, 2017 (which date coincides with the closing deadline set forth in Resolution 2016-11-01), this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by Vestcor.
- D. Should Vestcor fail to acquire a building permit for vertical construction within 18 months from November 16, 2016 (which is the same deadline set forth in Resolution 2016-11-01), this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by Vestcor.
- E. Should Vestcor fail to commence vertical construction within 24 months from November 16, 2016 (which deadline is the same as set forth in Resolution 2016-11-01), this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by Vestcor.
- F. Should Vestcor fail to meet any of the deadlines identified in Paragraphs A through E, above, the development rights will revert back to the DIA without further action.
- G. Any proposed assignment by Developer of the allocation of development rights shall be subject to the prior written approval of the Chief Executive Officer of the DIA ("CEO"), not to be unreasonably withheld, conditioned, or delayed. Any such assignee shall be an affiliate or related company of developer and shall provide documentation and other information as reasonably requested by the CEO demonstrating it has the experience and financial capability of completing the development of the Property. Such assignee must enter into an assignment and assumption agreement in form and content as reasonably approved by the CEO.

**Section 2.** The DIA hereby finds that the conversion is supported by the following Goal and Strategic Objective of the BID Plan:

A. Strategic Goal:

*Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

B. The following strategic objectives:

- Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.
- Leverage land contributions, infrastructure investments, incentive grants, and low interest loans.

**Section 3.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 4.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

James Bailey, Chairman

\_\_\_\_\_ Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-03-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY'S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. ("DVI") AS IDENTIFIED IN DVI'S 2017-2018 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI'S 2017-2018 ANNUAL BUDGET INCLUDED AS ATTACHMENT 'A' TO RESOLUTION 2017-03-03; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, DVI provides public services within the Downtown Business Improvement District ("BID") in accordance with the Enhanced Municipal Services Agreement ("Agreement"), including, but not limited to, cleaning, marketing, event planning, and the Ambassador Program; and

**WHEREAS**, the City Council, pursuant to Ordinance 1999-1175-E, created the Downtown BID; authorized the imposition of Special Assessments within the BID; and made certain findings of fact as to the benefit to be derived from property owners within the BID; and authorized execution of the Agreement; and

**WHEREAS**, the City Council re-confirmed the BID and continuation of the original Agreement via Ordinances 2005-785-E and 2012-422-E; and

**WHEREAS**, the Downtown Investment Authority ("DIA") has been designated by the as the Community Redevelopment Agency for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

**WHEREAS**, the BID is completely located within DIA's boundaries; and

**WHEREAS**, the DIA finds that DVI provides valuable, enhanced public services to property owners within the BID; and

**WHEREAS**, the DIA finds that these public services could not be effectively provided by DVI without continued financial support from the City, **NOW THEREFORE**

**BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA recommends that the Jacksonville City Council approve a City contribution of \$\_\_\_\_\_ towards DVI's Fiscal Year 2017-2018 Budget.

**Section 3.** The DIA recommends that the City Council approve DVI's Fiscal Year 2017-2018 Budget with the City contribution identified in Resolution 2017-03-03, Section 2.

**Section 4.** This Resolution, 2017-03-03, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
James Bailey, Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-03-04**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SCOPE OF SERVICES ATTACHED HERETO AS EXHIBIT “A” FOR THE PROCUREMENT OF PROFESSIONAL SERVICES THROUGH THE OFFICE OF PUBLIC PARKING FOR THE DEVELOPMENT OF A PUBLIC PARKING STRATEGY AND IMPLEMENTATION PLAN; DEVELOP AND IMPLEMENT A “PARK ONCE” STRATEGY WITHIN DOWNTOWN; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE CONTRACTS IN ACCORDANCE WITH EXHIBIT “A” ATTACHED HERETO; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the DIA has been designated by the City of Jacksonville as the Community Redevelopment Agency for community redevelopment areas within the boundaries of Downtown pursuant to Chapter 55, Part 1, *Ordinance Code*; and

**WHEREAS**, via Ordinance 2014-560-E, the City Council has adopted a Business Investment and Development Plan (“BID Plan”), which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plans; and

**WHEREAS**, Redevelopment Goal No. 3 of the CRA Plan reads “*Simplify the approval process for downtown development and improve departmental and agency coordination*”; and

**WHEREAS**, the Office of Public Parking is within the oversight of the DIA; and

**WHEREAS**, in order to effectuate the Scope of Services attached hereto as Exhibit “A,” the DIA Board finds it necessary to procure professional consulting services, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA Board finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA Board approves the Scope of Services included as Exhibit “A” to this Resolution and hereby directs the Chief Executive Officer (“CEO”) to effectuate a solicitation for consulting services, Request for Proposal, or functional equivalents relating to the Scope of Services attached hereto as Exhibit “A,” and authorizes the CEO to negotiate and execute contracts for professional services in accordance with said Exhibit “A.”

**Section 3.** Develop and implement a “Park Once” strategy within Downtown.

**Section 4.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

James Bailey, Chairman

VOTE: In Favor:   9   Opposed:   0   Abstained:   0  

FORM APPROVAL:

\_\_\_\_\_

Office of General Counsel



## RESOLUTION 2017-03-04

### EXHIBIT A

#### **Intent:**

Through the Office of Public Parking, the Downtown Investment Authority (“DIA”) desires to hire a consultant to:

- A. Develop a Downtown Jacksonville Public Parking Strategy and Implementation Plan, the specific tasks of which are identified in Phase I; and
- B. Develop a Residential On-Street Parking Program, the specific tasks of which are identified in Phase II.

It is anticipated that the services identified by this Scope of Services will be completed by September 30, 2017.

#### **Phase I. Downtown Jacksonville Public Parking Strategy and Implementation Plan Scope of Services**

*The Downtown Boundaries are illustrated by Exhibit A to this Scope of Services. It is anticipated that the Consultant may analyze Downtown in terms of subareas based on geography, development patterns, Zoning Overlay Districts, etc. If subareas are proposed, the following tasks will by and reflect those subareas.*

#### Tasks

1. Inventory and record hourly, daily, and monthly parking facilities by subarea (if applicable), which is to include on-street parking, publicly and privately owned or managed surface and structured parking. Inventory is to include capacity (i.e. number of spaces), utilization rates, occupancy/turnover, pricing, ownership / management, and time restrictions.
2. Catalog buildings with known or reported parking deficiencies based, in part, on building square footage, occupancy rates, and dedicated on- or off-site parking supply. Identify if and how those deficiencies are being met.
3. Obtain and review existing public parking incentive agreements, which is to include, at a minimum, duration, value, number of spaces, etc.
4. Perform parking counts for weekday, weekend and at least one special or sporting event. Consultants are to propose frequency of the parking counts in their response; however, for non-special or non-sporting event days, at a minimum counts shall include work week daily and evening counts, daily and evening weekend counts.
5. Identify future, proposed or ongoing development plans by land use, location, size (square footage, residential units, etc.), and completion horizon (e.g. 1-2 years, 3-5,

## RESOLUTION 2017-03-04

### EXHIBIT A

years, etc.); inventory and analyze current building vacancies and how their absorption affects parking demand.

6. Obtain and review existing reports, studies, statistical data, Zoning requirements, etc. relating to transportation, transit, public parking, current and proposed land uses, and off-street parking requirements, and other information as may be deemed necessary by the DIA and Office of Public Parking during contract negotiations.
7. Compare hourly, daily and monthly pricing for both publicly and privately-managed on-street and off-street parking other Downtowns of similar character.
8. Conduct a sample survey of the on-street and off-street (i.e. surface lot, parking garage) utilization by trip type (e.g., business, residential, etc.)
9. Stakeholder and subject matter expert interviews: *Consultants should include an outline of their proposed stakeholder and subject matter expert outreach within their response. At a minimum, the outline should identify potential stakeholders, subject matter experts, and any meetings, public or otherwise, to be included as part of this task.*
10. Based, in part, on Phase I Tasks 1 through 9, calculate and compare current parking demand with the current parking supply, identifying surpluses and deficiencies. Include recommendations on addressing deficiencies and maximizing parking inventory. Recommendations should include, at a minimum:
  - Include short-term and long-term recommendations;
  - Coordination with current and future transit facilities;
  - Funding strategies and opportunities;
  - Alternatives parking solutions and technologies; and
  - Revenue maximization and a cost benefit analysis.
11. Based, in part, on Phase I Tasks 1 through 9, calculate and compare future parking demand with the current parking supply, identifying surpluses and deficiencies by completion horizon (e.g. 1-2 years, 3-5 years, etc.). Include recommendations on addressing deficiencies and maximizing parking inventory. Recommendations should include, at a minimum:
  - Include short-term and long-term recommendations;
  - Recommendations on effective or improved parking signage;
  - Coordination with current and future transit facilities;
  - Funding strategies and opportunities;
  - Alternative parking solutions and technologies (e.g. valet services); and
  - Revenue maximization and a cost benefit analysis.

## RESOLUTION 2017-03-04

### EXHIBIT A

12. Conduct a review of the existing ordinances governing parking and regulations, recommend changes, to meet the City's objectives for future downtown redevelopment development and economic development.
13. Coordinate the development of a parking signage plan with other wayfinding signage efforts undertaken as part of the Riverfront Design Guidelines and Riverfront Investment Strategy.

#### **Phase II. Residential On-Street Parking Program**

*Currently, on-street parking is limited to not more than 24-hours per parking incident. Due to the housing development patterns in historic neighborhoods such as Springfield, Riverside and Downtown, it has been suggested that a way to address parking demands is to implement a Residential On-Street Parking Program that would allow for greater than 24-hour per incident parking for residents of those neighborhoods. The DIA and the Office of Public Parking are interested in developing a pilot Residential On-Street Parking Program for all or portions of the Springfield, Riverside, Avondale, San Marco, and Downtown neighborhoods.*

#### Tasks

1. In conjunction with the Office of Public Parking, DIA and City, within the Springfield, Riverside, Avondale, San Marco and Downtown neighborhoods develop a pilot Residential On-Street Parking Program.
2. Hold a neighborhood meeting with relevant neighborhood groups in the identified pilot program area(s).
3. Based on community buy-in, development, in conjunction with the Office of Public Parking, DIA staff, the City's Public Works Department, and the City's Planning and Development Department, a Residential On-Street Parking Program. Initial and annual cost of program implementation should be included as part of this Phase II Task 3.

#### **Reporting**

- A. Periodic Reporting: It is anticipated that a working committee comprised of one member from the Downtown Investment Authority ("DIA"), one member of the Downtown Development Review Board ("DDRDB"), a private parking facility owner/management representative, Jacksonville Transportation Authority, Office of Public Parking, DIA and City staff will be developed. Periodic reporting and submittal of draft documents, maps, data, etc. will be required, the specifics of which will be determined during contract negotiations.

**RESOLUTION 2017-03-04**

**EXHIBIT A**

- B. Draft Reports: The based on review and comment by the working committee, the Consultant will present a draft report at a special meeting of the DIA.
- C. Final Report: Based on review and comment by the DIA, the Consultant will present a final report at a special meeting of the DIA.

**RESOLUTION 2017-03-05**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY (40) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 527 DUVAL STREET, LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 073649 0000; 073647 0000, 073648 0000, 073650 0000, 073651 0000, 073652 0000, and 073654 0000. FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

**WHEREAS**, a Business Investment and Development Plan (“BID Plan”) has been adopted, which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plan for Downtown; and

**WHEREAS**, the allocation of development rights furthers CRA Plan Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle;*, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority

**Section 1.** DIA allocates forty (40) units of Phase I multi-family development rights from the Northside East Component Area of the Consolidated Downtown DRI to 527 Duval Street, LLC, for use on Duval County Tax Parcel Numbers 073649 0000; 073647 0000, 073648 0000, 073650 0000, 073651 0000, 073652 0000, and 073654 0000, subject further to the following provisions:

- A. Should 527 Duval Street, LLC, or their assign fail to acquire a building permit for vertical construction within 16 months from the effective date of this Resolution, this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by 527 Duval Street, LLC, or its assigns (collectively, “527 Duval Street”).

- B. Should 527 Duval Street fail to commence vertical construction within 18 months from the effective date of this Resolution, this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by 527 Duval Street.
- C. Should 527 Duval Street fail to meet any of the deadlines identified in Paragraphs A through B, above, the development rights will automatically revert back to the DIA.
- D. Any proposed assignment by Developer of the allocation of development rights shall be subject to the prior written approval of the Chief Executive Officer of the DIA (“CEO”), not to be unreasonably withheld, conditioned, or delayed. Any such assignee shall be an affiliate or related company of developer and shall provide documentation and other information as reasonably requested by the CEO demonstrating it has the experience and financial capability of completing the development of the Property. Such assignee must enter into an assignment and assumption agreement in form and content as reasonably approved by the CEO.

**Section 2.** The DIA hereby finds that the conversion is supported by the following Goal and Strategic Objective of the BID Plan:

A. Strategic Goal:

*Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

B. The following strategic objectives:

- Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.
- Leverage land contributions, infrastructure investments, incentive grants, and low interest loans.

**Section 3.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 4.** The Effective Date of this Resolution is the date upon execution of the Resolution by the Chair of the DIA Board.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
James Bailey, Chair

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-03-06**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY LOCATED GENERALLY AT THE INTERSECTION OF MYRTLE AVENUE AND ELDER STREET AS IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089567 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City owns a 0.08-acre undeveloped property identified by Duval County Tax Parcel Number 089567 0000 (“Property”); and

**WHEREAS**, the Property is located within the North Bank Downtown Community Redevelopment Area (“North Bank CRA”); and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

**WHEREAS**, the DIA Board via its Resolution 2016-09-02 granted an entity (“Developer”) an allocation of development rights for a parcel of land identified by Duval County Tax Parcel Number 089565 0000, which is contiguous to the Property; and

**WHEREAS**, the above referenced entity has a contract for purchase of the land identified by Duval County Tax Parcel Number 089565 0000, and is scheduled to close on the contract for purchase on May 1, 2017; and

**WHEREAS**, the aforementioned entity submitted to the DIA an unsolicited offer to purchase the Property; and

**WHEREAS**, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA obtained an appraisal for the Property; and

**WHEREAS**, Florida Statutes Chapter 163.380(3)(a) states that, “Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior



to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof.”; and

**WHEREAS**, DIA desires to solicit proposal that are consistent with and further the Redevelopment Goals of the North Bank Downtown and Southside Community Redevelopment Area Plan, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA approves the following scoring criteria for incorporation into a Notice of Disposition:

1. Evidence that the plan of development for the City-Owned Property is consistent with and furthers the at least one North Bank Downtown and Southside Community Redevelopment Area Plan Redevelopment Goal and strategic objective. **[50 points]**
2. Positive impact on the Northwest Tax Increment District. **[50 points]**

**Section 3.** The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Property.

**Section 4.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

James Bailey, Chairman

Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-03-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) PLEDGING \$25,000 AS MATCHING FUNDS FOR A COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) APPLICATION BEING SUBMITTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR THE CONSTRUCTION OF DEDICATED BICYCLE LANES ON LIBERTY STREET AND MYRTLE AVENUE; INSTRUCTING THE CHIEF EXECUTIVE OFFICER OF THE DIA TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Area Plan (“CRA Plan”) was adopted by Ordinance 2014-0560-E; and

**WHEREAS**, Part 6 of the CRA Plan contemplates bicycle treatment options on Liberty Street; and

**WHEREAS**, the Planning and Development Department is applying for CDBG funds to construct dedicated bicycle lanes on Liberty Street, a portion of which is within DIA’s jurisdictional boundaries, and Myrtle Avenue, of which only a small portion is within DIA’s boundaries, and the Planning and Development Department has demonstrated there is at least \$25,000 of work that will be conducted with the DIA’s jurisdictional boundaries; and

**WHEREAS**, CDBG funds have a 1:1 local matching dollar requirement; and

**WHEREAS**, the Planning and Development Department has an identified source of matching revenue for the Myrtle Avenue segment; and

**WHEREAS**, the Planning and Development Department has asked that DIA provide \$25,000 as the remainder of the City’s matching revenue; and

**WHEREAS**, the purpose of this Resolution 2017-03-07 furthers Redevelopment Goal No. 4 of the CRA Plan, which reads: “Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.”, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA approves up to \$25,000 to be used as a portion of the City's matching funds for a CDBG application for the installation of dedicated bicycle lanes on Myrtle Avenue and Liberty Street.

**Section 3.** The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purpose of this resolution.

**Section 4.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_ James Bailey, Chair \_\_\_\_\_ Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-03-08**

**A RESOLUTION SUPPORTING ORDINANCE 2017-198 (AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE THE REINSTATEMENT AND FIFTH AMENDMENT TO CONTRACT FOR THE OPERATION AND MANAGEMENT OF HEMMING PARK AND APPROPRIATING \$415,000 FOR OPERATIONS AND CAPITAL IMPROVEMENTS AT HEMMING PARK).**

**WHEREAS**, the City of Jacksonville (“City”) and 13-Jax, Inc., d/b/a Friends of Hemming Park (“FOHP”) entered into the Contract for the Operation and Management of Hemming Plaza dated September 1, 2014, as previously four times amended (collectively, the “Contract”); and

**WHEREAS**, the Contract will expire on March 31, 2017; and

**WHEREAS**, City has filed Ordinance 2017-198 which, among other things, authorizes the Mayor to execute the Reinstatement and Fifth Amendment to Contract for the Operation and Management of Hemming Park and appropriates \$415,000 to FHOP for operational and capital improvement expenses subject to City oversight and approval (the “Fifth Amendment”); and

**WHEREAS**, the City and the Downtown Investment Authority (“DIA”) recognize that due to Hemming Park’s centralized location downtown, Hemming Park is an important part of the downtown experience for tourists and local citizens; now therefore,

**BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA supports the intent and purposes of the Fifth Amendment and Ordinance 2017-198.

**Section 3.** This Resolution, 2017-03-08, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
James Bailey, Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel