



**DOWNTOWN INVESTMENT AUTHORITY
REVISED AGENDA**

City Hall at St. James Building
117 West Duval Street, Jacksonville, FL. 32202
1st Floor, Lynwood Roberts Room
Wednesday, June 21, 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

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	RECOGNITIONS AND COMMENDATIONS
	A. Resolution 2017-06-01: Recognizing and Commending Council President Lori Boyer* SEPARATE COVER
III.	PRESENTATIONS
	A. Water Front Activation: Council President Lori Boyer
IV.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. May 17, 2017 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2017-06-02: JEA Land Swap Term Sheet*
	C. Resolution 2017-06-03: Notice of Disposition Brooklyn Property*
	D. Resolution 2017-06-04: JTA Land Swap*
	E. May 17, 2017 Community Redevelopment Agency Meeting Transcript
V.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. May 17, 2017 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2017-06-05: Matching Grant Funding* SEPARATE COVER
	C. Resolution 2017-06-06: Legislation for the Sale and Conveyance of Surplus Downtown Water Quality Compensatory Credits*
	D. Resolution 2017-06-07: Allocation of Development Rights*
	E. May 17, 2017 Downtown Investment Authority Meeting Transcript
VI.	CHIEF EXECUTIVE OFFICER REPORT
VII.	DDRB BRIEFING
VIII.	OLD BUSINESS
	A. Election of Officers NEW ITEM
IX.	NEW BUSINESS
X.	PUBLIC COMMENTS
XI.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
City Hall at St. James
117 W. Duval Street, Lynwood Roberts Room 1st Floor
Wednesday, June 21, 2017- 2:00 p.m.

Community Redevelopment Area Board
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Brenna Durden; Dane Grey; and Ron Moody

Board Members Absent: Craig Gibbs and Marc Padgett

Council Members: Council President Lori Boyer and Councilman Greg Anderson

Mayor's Staff: Dr. Johnny Gaffney

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; and Jim Klement, DIA Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer

I. CALL TO ORDER – Chairman Bailey

Chairman Bailey convened the meeting at 2:06 p.m.

Update on Vestcor and Lofts at LaVilla.

Ryan Hoover, TVD Development, Vestcor Companies provided an update on the Lofts at LaVilla. A ceremony will be held on July 11th. They also updated the Board on the Lofts at Monroe.

II. RECOGNITIONS AND COMMENDATIONS

A. RESOLUTION 2017-06-01: RECOGNIZING AND COMMENDING COUNCIL PRESIDENT LORI BOYER.

RESOLUTION 2017-06-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOGNIZING AND COMMENDING THE CONTRIBUTIONS MADE BY THE HONORABLE LORI BOYER TO THE DIA; RECOGNIZING AND COMMENDING COUNCIL MEMBER BOYER FOR HER DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND DEVELOPMENT OF DOWNTOWN JACKSONVILLE; RECOGNIZING AND COMMENDING COUNCIL

MEMBER BOYER FOR MAKING DOWNTOWN REVITALIZATION AND DEVELOPMENT A PRIORITY DURING HER PRESIDENCY.

The Resolution 2017-06-01 was read into the record by Chairman Bailey.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2017-06-01.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. PRESENTATIONS

B. Water Front Activation: Council President Lori Boyer

Council President Boyer presented the Water Activation Initiative.

Board Member Barakat thanked her for her phenomenal leadership and recommended the DIA to keep the momentum going. Council President Boyer stated that she was very anxious to make sure Riverplace Boulevard comes in on time. It's gone through DDRB for final approval and currently in the construction phase.

Chairman Bailey mentioned the Exchange Island part, was another opportunity for people to take a water taxi and go out there. Last weekend he rode around to look at the opportunities on the water itself for things for people to do. The Times-Union did a survey asking people, what they would like to see.

Board Member Durden shared her thoughts on landscaping and the aesthetic elements to the Riverwalk. She said that she was willing to participate in the waterfront activation meetings and be responsible for coming back to the board to report what is happening and how to keep the momentum going.

Chairman Bailey stated that Board Member Barakat was assigned to those meetings. If he cannot be there he will be there and encouraged all members to attend those meetings. He commended Council President Boyer on a wonderful job of bringing all those people inside for that discussion.

RESOLUTION 2017-06-02: JEA LAND SWAP TERM SHEET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO EFFECTUATE THE CONVEYANCE OF APPROXIMATELY 1.52 ACRES OF CITY OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 073794 0100 TO THE JACKSONVILLE ELECTRIC AUTHORITY (“JEA”) IN EXCHANGE FOR CONVEYANCE OF APPROXIMATELY 1.84 ACRES OF JEA-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 073863 0000; APPROVING A TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; 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 2017-06-02. He reported that the JEA headquarters is currently on Church Street, between Laura and Main Street.

Kay Ehas commented that there are a number of buildings that have been sitting there vacant for a very long time.

Vice Chairman Meeks stated an amendment to be offered to state the preference as a board, which they would like to see the building maintained and not demolished as a part of this overall arrangement. It does not need to be in the resolution but in the motion or an addendum to the motion.

Mr. Sawyer noted that it should be a whereas clause, although approving the term sheet, it is the board's preference that the building not be demolished.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT TO AMEND THE RESOLUTION 2017-06-02 ADDING *WHEREAS THE BOARD'S DESIRE IS NOT TO DEMOLISH THE BUILDING.*

THE MOTION PASSED UNANIMOUSLY 3-3-0. The amendment failed.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2017-06-02 AS DRAFTED

THE MOTION PASSED 5-1-0. (MEEKS)

C. RESOLUTION 2017-06-04: JTA LAND SWAP

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO EFFECTUATE THE CONVEYANCE OF AN APPROXIMATELY 0.51-ACRE OF CITY-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074859 0000 TO THE JACKSONVILLE TRANSPORTATION AUTHORITY ("JTA") IN EXCHANGE FOR CONVEYANCE OF AN APPROXIMATELY 0.76-ACRE OF JTA-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074847 0000; 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 2017-06-04: JTA Land Swap. Mr. Parola walked the Board through this resolution.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-06-04.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

Board Member Grey exits the proceedings.

CEO Wallace asked that this item and everything up under the DIA portion of the meeting be deferred until the July 19th Board meeting because a quorum was not present.

John Sawyer suggested that OGC will review it. And if they feel comfortable that staff could go forward, they will give staff that opinion, and staff can go forward and notice it. That will come back to the Board for final approval.

ADJOURNMENT

There being no further business, Vice Chair Meeks adjourned the meeting at approximately 3:36 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.



Downtown Investment Authority
Board Meeting Minutes
City Hall at St. James Building
1st Floor; Lynwood Roberts Room
Wednesday, June 21, 2017 - 3:36 p.m.

Downtown Investment Authority Board
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Brenna Durden; and Ron Moody.

Board Members Absent: Craig Gibbs, Dane Grey and Marc Padgett

Council President: Lori Boyer

Mayor's Staff: Dr. Johnny Gaffney

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; and Jim Klement, DIA Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer

I. CALL TO ORDER – Acting/Chairman Meeks

Chairman Bailey closed the Community Redevelopment meeting and opened the Downtown Investment Board Meeting at 3:36 p.m.

Chairman Bailey stated that the minutes cannot be approved due to lack of a quorum.

II. ACTION ITEMS

A. MAY 17, 2017 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES.
FUND--DEFERRED

CEO Wallace reported that every item is being deferred until the July 19th meeting at 2:00 p.m.

B. RESOLUTION 017-06-05: MATCHING GRANT FUNDING --DEFERRED

C. RESOLUTION 2017-06-06: LEGISLATION FOR THE SALE AND CONVEYANCE OF SURPLUS DOWNTOWN WATER QUALITY COMPENSATORY CREDITS -- DEFERRED

D. RESOLUTION 2017-06-07: ALLOCATION OF DEVELOPMENT RIGHTS – DEFERRED

III. CHIEF EXECUTIVE OFFCER REPORT

CEO Wallace stated that all Board Members should have received the premiere issue of the J Magazine by the Times-Union. He referenced the actual ad from the Downtown Investment Authority on page 75. He highly commended the entire Times-Union team and the Jacksonville Business Journal for their June 16th edition.

Chairman Bailey stated that the media has done a good job of covering the DIA and he thinks the message is clear. He thanked everyone that showed up and apologized for the time they spent for not having a quorum to get through this meeting.

CEO Wallace reported that Ordinance 2017-0403, Barnett Bank Building and the Laura Street Trio project has gone through NCIS, with a 7-0 vote, Rules, with a 6-0 vote and Finance, with a 6-0 vote in Council Committees. This Resolution was approved by the DIA on February 1st, 2017. Councilman Anderson sponsored the bill; Council President Boyer provided educational information regarding the project. Mayor Curry and his team have been very supportive of what the DIA are doing on this project. Mr. Sawyer worked on this project to get the agreement in place. He also thanked the entire DIA Staff. He provided the 2017-2017 Council Committee Rosters to the Board Members.

Chairman Bailey commended Councilman Anderson for his hard work during the Marble Bank Trio. He also suggested being aware of the Waterways Commission. Councilman Anderson thanked the Board and stated that is has been a long and windy road and it was due to the Board's, Aundra and his team's persistence, hard work and professionalism.

IV. DDRB BRIEFING

Jim Klement updated the Board. The DDRB met Thursday, June 15, 2017 at 2:00 p.m. in the Lynwood Roberts Room. Chairman Bailey wanted to make sure the Board was fully staffed and have all the members needed. He encouraged the DIA to attend those meeting if they are available.

V. OLD BUSINESS

CEO Wallace stated that the MBRC Budget meeting is being held on June 27th at 2:00 p.m. The Board has already approved the administrative budget, parking division and all of the three tax increment districts. He encouraged the Chairman and Vice Chairman to attend.

VI. NEW BUSINESS

Council Member Anderson said that Council President Boyer wanted the Board to know that the mobility task force is in the process of meeting. The committee made a request to have a representative or some involvement in some way. Vice Chairman Meeks said that he would be

delighted. Chairman Bailey asked him to find out when the meetings are and to get his name on the e-mail list.

VII. PUBLIC COMMENTS

John Nooney shared the last Waterways Commission agenda from June 14th. A video on the ADA kayak launches was presented.

Dick Jackson discussed the river access points and mentioned a new place called Breezy on Adams Street that will open up on June 30th.

Chairman Bailey noted that there will be ongoing meeting on food trucks in downtown. Council Member Wilson will be connecting with Mr. Wallace and the DVI to discuss a resolution to try to move forward on that.

There being no further business, Chair Bailey adjourned the meeting at approximately 4:10 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.

RESOLUTION 2017-06-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOGNIZING AND COMMENDING THE CONTRIBUTIONS MADE BY THE HONORABLE LORI BOYER TO THE DIA; RECOGNIZING AND COMMENDING COUNCIL MEMBER BOYER FOR HER DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND DEVELOPMENT OF DOWNTOWN JACKSONVILLE; RECOGNIZING AND COMMENDING COUNCIL MEMBER BOYER FOR MAKING DOWNTOWN REVITALIZATION AND DEVELOPMENT A PRIORITY DURING HER PRESIDENCY.

WHEREAS, The Honorable Lori Boyer was elected to Jacksonville City Council in 2011 and again in 2015; and

WHEREAS, during her first term as a City Council Member, Council President Lori Boyer championed the creation of the Downtown Investment Authority; and

WHEREAS, Council President Boyer served the first City Council liaison to the Downtown Investment Authority, continuing to serve in that role until her election as 2015-2016 Council President; and

WHEREAS, Council Member Boyer’s leadership and commitment to DIA was instrumental in the adoption of Downtown’s first Business Improvement and Development Plan by the Jacksonville City Council; and

WHEREAS, the successes of the Downtown Investment Authority could not have been realized were it not for the selfless dedication and invaluable guidance of Council Member Boyer; and

WHEREAS, during her tenure as Council President, Council Member Boyer made Downtown a priority, the positive effects of which will be felt for years to come, **NOW THEREFORE**

BE IT RESOLVED: by the Downtown Investment Authority:

Section 1. The Downtown Investment Authority recognizes and commends the Honorable Lori Boyer for her dedicated service to the DIA and for prioritizing the revitalization and development of Downtown Jacksonville during her Presidency.

DOWNTOWN INVESTMENT AUTHORITY

Aundra Wallace, Chief Executive Officer

James Bailey, Chairman

RESOLUTION 2017-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO EFFECTUATE THE CONVEYANCE OF APPROXIMATELY 1.52 ACRES OF CITY OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 073794 0100 TO THE JACKSONVILLE ELECTRIC AUTHORITY (“JEA”) IN EXCHANGE FOR CONVEYANCE OF APPROXIMATELY 1.84 ACRES OF JEA-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 073863 0000; APPROVING A TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; 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, JEA’s current headquarter building no longer fits their needs and will require substantial renovation to meet their needs; and

WHEREAS, after a lengthy study by JEA, it was determined that renovating their existing space would be cost prohibitive, and the feasible solution is to construct a new building for the relocation of their headquarters; and

WHEREAS, the City and DIA desire JEA to remain in Downtown; and

WHEREAS, the City-Owned property identified by Duval County Tax Parcel 073794 0100 is an underutilized asset; and

WHEREAS, the DIA finds that the exchange of the City-Owned property identified by Duval County Tax Parcel 073794 0100 for the JEA-Owned property identified by Duval County Tax Parcel 073863 0000, the terms of which are articulated in the attached Exhibit ‘A’, are in the best interest of the City, Downtown and DIA, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA instructs its CEO to effectuate the exchange of the City-Owned property identified by Duval County Tax Parcel 073794 0100 for the JEA-Owned property identified by Duval County Tax Parcel 073863 0000 in accordance with the terms are articulated in the attached Exhibit ‘A.’

Section 2. The DIA instructs its CEO to execute the contracts and documents and otherwise take all necessary action in connection with the purposes of this resolution.

Section 3. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

Exhibits A is not ADA-compliant but is available upon request via the DIA contact form or a public records request. We appreciate your patience.

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit [MyJax](#) or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.

RESOLUTION 2017-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE PURSUANT TO SECTION 163.380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES, IN RESPONSE TO A PROPOSAL SUBMITTED BY THE FERBER COMPANY FOR THE CONVEYANCE OF CITY-OWNED PROPERTY CONSISTING OF DUVAL COUNTY TAX PARCELS 089042 0000, 089043 0000 AND 089051 0000, ALL OF WHICH ARE LOCATED AT THE INTERSECTION OF LEILA STREET AND RIVERSIDE AVENUE AND ARE COLLECTIVELY REFERRED TO AS THE “JUGHANDLE”, COMBINED WITH THAT PORTION OF THE MAY STREET RIGHT-OF-WAY AT ITS INTERSECTION WITH LEILA STREET AND EXTENDING SOUTHWEST FOR APPROXIMATELY 208 FEET, AS MORE FULLY ILLUSTRATED BY EXHIBIT ‘A’ TO THIS RESOLUTION; INSTRUCTING DIA’S CEO 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 Community Redevelopment Area (“CRA”), to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the Jughandle and May Street are located within Downtown’s North Bank CRA; and

WHEREAS, the Ferber Company submitted an unsolicited proposal for City-Owned property commonly referred to as the “Jughandle” along with a portion of the May Street right-of-way, as illustrated by **Exhibit ‘A’** attached hereto, the terms of which are included in **Exhibit ‘B’** attached hereto; and

WHEREAS, Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code, require a minimum 30-day notice prior to executing an agreement for the lease or sale of property within a CRA; and

WHEREAS, Section 122.434(d), Ordinance Code, requires that DIA provide City Council a 30-day notice of its intent to accept a proposal, after which the DIA and the Mayor, may execute such contracts, and the Mayor may execute and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts; and

WHEREAS, Section 122.434(d), Ordinance Code, requires Council approval of the agreement if the sales price of the property to be disposed of is greater than \$25,000, **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 instructs its CEO to issue the required notice pursuant to Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code.

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purposes set forth in 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, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

Exhibits A and B are not ADA-compliant but are available upon request via the DIA contact form or a public records request. We appreciate your patience.

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit [MyJax](#) or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.

RESOLUTION 2017-06-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO EFFECTUATE THE CONVEYANCE OF AN APPROXIMATELY 0.51-ACRE OF CITY-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074859 0000 TO THE JACKSONVILLE TRANSPORTATION AUTHORITY (“JTA”) IN EXCHANGE FOR CONVEYANCE OF AN APPROXIMATELY 0.76-ACRE OF JTA-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074847 0000; 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, the JTA owns a 0.76-acre parcel of land identified by Duval County Tax Parcel 074847 0000, which constitutes the southern-half of a city block bounded by Houston Street, Johnson Street, Adams Street and Stuart Street; and

WHEREAS, the City owns three parcels of land contiguous to the abovementioned JTA-owned parcel that constitute the northern-half of a city block bounded by Houston Street, Johnson Street, Adams Street and Stuart Street; and

WHEREAS, the City owns a 0.51-acre property identified Duval County Tax Parcel 074859 0000; and

WHEREAS, the DIA and the JTA desire to “swap” properties without any further considerations or terms by either entity; and

WHEREAS, the “swap” of properties sought by this resolution would result in a block completely owned by the City, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA instructs its CEO to effectuate the exchange of the City-Owned property identified by Duval County Tax Parcel 074859 0000 for the JTA-Owned property identified by Duval County Tax Parcel 074847 0000.

Section 2. The DIA instructs its CEO to execute the contracts and documents and otherwise take all necessary action in connection with the purposes of this resolution.

Section 3. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2017-06-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO PURSUE LEGISLATION TO EFFECTUATE A PROCESS BY WHICH TO SELL OR OTHERWISE CONVEY SURPLUS WATER QUALITY COMPENSATORY CREDITS FOR THE PURPOSE OF PROMOTING REDEVELOPMENT WITHIN DOWNTOWN JACKSONVILLE; APPROVING A GENERAL PROCESS FOR THE SALE OR CONVEYANCE OF SURPLUS WATER QUALITY COMPENSATORY CREDITS AS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the typical “suburban” development pattern of low-density development with large portions of lands dedicated for stormwater management facilities is not conducive to creating a dense, urban fabric for Downtown Jacksonville; and

WHEREAS, the Department of Public Works and the Florida Department of Environmental Protection have determined that there are approximately 185 acres of surplus Water Quality Compensatory Credits within the St. Johns River Water Management District Permit No. 18269-1; and

WHEREAS, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 3, which calls for DIA and the City to: *Simplify the approval process for downtown development and improve departmental and agency coordination*, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA instructs its CEO pursue legislation to effectuate a process for the sale or other conveyance of surplus Water Quality Compensatory Credits consistent with Exhibit ‘A’ attached hereto.

Section 2. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2017-06-06
EXHIBIT 'A'

Sale or conveyance of surplus Water Quality Compensatory Credits General Process

Summary:

- The City is the owner of the St. Johns River Water Management District Permit No. 18269-1, which currently has 184.9 acres of surplus stormwater facility compensatory credits that may be used to meet the water quality requirements of future downtown development projects. The boundaries of the permit are coincidental to the boundaries of DIA; and
- The City and DIA desire to offer the Water Quality Compensatory Credits for sale to developers, or provide such credits to developers as redevelopment agreement incentives. The benefit to the DIA is urban-scale development and offering a competitive advantage to building in Downtown versus outside of Downtown. The benefits to a developer are both real costs savings and an ability to maximize site development.

Process:

- A developer seeking to obtain Water Quality Compensatory Credits for a development project shall submit a written request to the DIA Chief Executive Officer.
- **Credit Fees.** Fees shall be determined based on the design costs, construction and inspection costs, and the ongoing operation and maintenance costs necessary to construct and maintain a stormwater facility or pond for the development project.
- **Proceeds from Credit Sale.** Proceeds from the sale of Water Quality Compensatory Credits shall be deposited into a *Downtown Infrastructure Enhancement Account* to be used for capital and maintenance projects in the Downtown area.
- **Approvals.** Approvals from the Chief Administrative Officer, the Director of Public Works and the DIA are necessary prior to the sale or conveyance of Water Quality Compensatory Credits.
- Stormwater credits shall run with the land and be appurtenant to a development project. Unused credits shall not entitle a developer to a refund of fees.
- The Public Works Department will be responsible for maintaining the surplus Water Quality Compensatory Credit ledger.

RESOLUTION 2017-06-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE CONVERSION OF 62,422 SQUARE FEET OF “GENERAL OFFICE” PHASE I DEVELOPMENT RIGHTS WITHIN THE SOUTHSIDE COMPONENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO 150 MULTI-FAMILY UNITS UTILIZING THE LAND USE/TRANSPORTATION TRADE-OFF PROVISIONS IDENTIFIED IN SUPPLEMENT 1 OF THE CONSOLIDATED DOWNTOWN DRI DEVELOPMENT ORDER; FINDING THAT THE AMENDED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); REQUESTING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CONVERSION OF DEVELOPMENT RIGHTS; CONDITIONED UPON THE COUNCIL’S APPROVAL OF THE CONVERSION, AND OTHER REQUIREMENTS OF THE DRI, ALLOCATING 150 MULTI-FAMILY UNITS OF DEVELOPMENT RIGHTS TO CDP HOME STREET, LLC TO BE UTILIZED ON CERTAIN PROPERTY MORE FULLY IDENTIFIED IN EXHIBIT ‘A’; 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 Downtown Consolidated DRI Development Order; and

WHEREAS, the Supplement 1 of the Consolidated Downtown DRI Development Order establishes a process for converting land uses; and

WHEREAS, there are existing, encumbered general office development rights sufficient to accommodate the conversion; 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, DIA finds that the conversion from general office to multi-family and the assignment of those rights to CDP Home Street, LLC for use on the property described in Exhibit ‘A’ is consistent with the BID Plan and specifically furthers Redevelopment Goal 2 and its corresponding Strategic Objectives by increasing rental and owner-occupied housing downtown; NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA hereby supports the conversion of 62,422 square feet of general office development rights within Phase I of the Southside Component Area of the Consolidated Downtown DRI to 150 multi-family dwelling units utilizing the Land Use/Transportation Trade-Off provisions identified in Supplement 1 of the Consolidated Downtown DRI Development Order.

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 objective:

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.

Section 3. The DIA requests the Jacksonville City Council adopt a resolution supporting the aforesaid conversion.

Section 4. Conditioned upon the approval by the City Council of Jacksonville of a the aforesaid conversion, the DIA hereby

A. Allocates 150 multi-family units of Phase I development rights within the Southside Component Area of the Consolidated Downtown DRI to CDP Home Street, LLC for use on the property more particularly described in Exhibit 'A', subject further to the following provisions:

1. Within 180 days from the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assigns will acquire in fee-simple ownership the property more fully described by Exhibit 'A'. The DIA CEO may, in his sole discretion, extend this deadline up to 90 days for show of good cause by CDP Home Street, LLC or its assigns, providing further that prior to assigning these development rights CDP Home Street, LLC will notify DIA of any assignee.
2. Within 12 months of the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assign will obtain construction permits. The DIA CEO may, in his sole

discretion, extend this deadline by 90 days for show of good cause by CDP Home Street, LLC or its assign.

- 3. Within 24 months of the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assign will commence vertical construction. The DIA CEO may, in his sole discretion, extend this deadline by 60 days for show of good cause by CDP Home Street, LLC or its assign.
- 4. Should CDP Home Street, LLC or its assign fail to meet any of the deadlines identified in A.1 through A.3 above, the development rights will automatically revert back to the DIA without further action by the DIA.

B. Authorizes 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.

Section 5. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

Exhibit A is not ADA-compliant but is available upon request via the DIA contact form or a public records request. We appreciate your patience.

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit [MyJax](#) or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.