

DOWNTOWN INVESTMENT AUTHORITY

AGENDA

City Hall at St. James, 117 W. Duval Street

1st Floor, Lynwood Roberts Room

Wednesday, August 24, 2016 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman

Jack Meeks, Vice Chairman

Oliver Barakat, Board Member

Robert Clements, Board Member

Brenna Durden, Board Member

Craig Gibbs, 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.	DIA BUDGET Under Separate Cover
	A. Downtown East TID (Subfund 181) A1. FY 16: Adopted / Revise Proposed / Proposed Revised A2. FY 17: Adopted / Proposed Revised
	B. Northwest TID (Subfund 182) B1. FY 16: Adopted / Revise Proposed / Proposed Revised B2. FY 17: Adopted / Proposed Revised
	C. Southside TID (Subfund 183) C1. FY 16: Adopted / Revise Proposed / Proposed Revised C2. FY 17: Adopted / Proposed Revised
III.	DIA REGULAR BOARD MEETING ACTION ITEMS
	A. Approval of June 23, 2016 Appeal Hearing Minutes
	B. Approval of June 23, 2016 Board of Directors Meeting Minutes
	C. Selection of Respondent to Bid Number ISP-0629-16 Notice of Disposition/Redevelopment of City Owned Property Under Separate Cover
	D. Resolution 2016-08-01: Market Street and Shield Place One-Way Street Direction Change
	E. Resolution 2016-08-02: Scope of Services for Disposition of City-Owned Property in LaVilla
IV.	CHIEF EXECUTIVE OFFICER REPORT
V.	DDRB BRIEFING
VI.	OLD BUSINESS
VII.	NEW BUSINESS
	A. Presentation on Parklets Within Downtown Under Separate Cover
VIII.	PUBLIC COMMENTS
IX.	ADJOURNMENT



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Don Davis Room
Thursday, June 23, 2016 - 1:00 p.m.

DIA Regular
DRAFT MEETING MINUTES

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

Board Members Absent: Kay Harper-Williams, Robert Clements and Marc Padgett

Council Member: Lori Boyer and Anna Brosche

Mayor's Staff: Johnny Gaffney Jordan Elsbury Office of the Mayor

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

Office of General Counsel: Susan Grandin

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:00p.m. He recognized Council Member Boyer and Council Member Brosche and thanked them for attending

He wanted to make sure the that anyone from the media to make sure they have what they need.

A. Pledge of Allegiance

III. ACTION ITEMS

A. Approval of the May 18, 2016 Board Meeting Minutes

The May 18, 2016 Board Meeting minutes were approved at the Appeal Hearing

B. RESOLUTION 2016-06-01: A RESOLUTION OF THE DIA PROVIDING UP TO \$50,000 FROM THE DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND AND UP TO \$75,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND FOR NORTHSIDE FACADE TERRA COTTA REPAIR ON THE FLORIDA THEATRE BUILDING.

Guy Parola provided an overview of Resolution 2016-06-01. Resolution 2016-06-01 funds approximately \$125,000 gap in funding through two sources: up to \$50,000 from the Downtown Historic Preservation and Revitalization Trust Fund, and up to \$75,000 from the Downtown Economic Development Fund.

CEO Wallace asked the Board Members to review this initiative as an asset for Downtown; as it lines up with Goal No. 1 – Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.

Chairman Bailey shared background information when Jake Goldbold approved the renovation of the Florida Theatre; the deal was that the City of Jacksonville would continue to support the historical part of maintaining the building.

CEO Wallace stated that \$125,000 was needed from the DIA to assist for completion of the project.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) PROVIDING UP TO \$50,000 FROM THE DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND AND UP TO \$75,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND, FOR A TOTAL FUNDING AMOUNT TO TO EXCEED \$125,000, FOR NORTH SIDE FACADE TERRA COTTA REPAIR ON THE THE FLORIDA THEATRE BUILDING, A CITY-OWNED ASSET; 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.

Numa C. Saisselin, President of the Florida Theatre was present to answer any questions.

Chairman Bailey would follow up later for a discussion of increased theatre attendance if there were available parking spaces. The Florida Theatre has more activity than any other block during Art Walk. CEO Wallace pointed out that parking is provided in the Yates garage.

Board Member Williams stated that she is a Florida Theatre Board Member and will recuse herself from voting. She highly commended Mr. Saisselin and his team.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-06-01. THE MOTION PASSED 5-0-1(Williams abstaining)

Chairman Bailey moved to agenda item E. Resolution 2016-06-04

C. RESOLUTION 2016-06-04: ALLOCATION OF DEVELOPMENT RIGHTS FOR LOFTS AT LAVILLA

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 EXHIBIT ‘A’ (“PROPERTY”); 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.

Guy Parola provided an overview of Resolution 2016-06-04. Resolution 2016-06-04 approves an allocation of the (10) multi-family units of unencumbered Phase 1 development rights from the Northside West Component Area of the Consolidated downtown Development of regional Impact (“DRI”) for the Lofts and LaVilla multi-family Vestcor development.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-06-04.
THE MOTION PASSED UNANIMOUSLY 6-0**

D. RESOLUTION 2016-06-02 – A RESOLUTION OF THE DIA INSTRUCTING THE CEO TO ISSUE A SOLICITATION FOR DISPOSITION OF THE BREWSTER HOSPITAL BUILDING.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE BREWSTER HOSPITAL BUILDING (“BREWSTER HOSPITAL”), THE PARCEL ON WHICH IT SITS, AND ADJOINING CITY-OWNED LANDS; 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.

CEO Wallace reported that the Strategic Implementation Committee met and tasked the staff for preparation of releasing a notice of disposition of said property to the full Board.

The Downtown Development fund is \$3.7M and the Historic Preservation Trust Fund is \$4.2M.

Vice Chairman Meeks inquired about the City having \$700 a square footage in the Brewster building when Board Member Gibbs and himself were Board Members of the JEDC. He wanted ensure that the right square footage and dollars has been spent. Guy Parola responded by relocating building, increased the dollar per square foot. Vice Chairman Meeks recalled the City having \$3.4 M and he asked Guy to double check into that.

Board Member Moody inquired about the fair market rent. Guy Parola commented that the respondants would have to commit to some portion of the building to be used for the Nurses Association.

CVP Boyer suggested a discussion of the Southbank CRA Budget with the Parking budget.

The Board Members discussed the space where the Nurses Association will hold meetings.

Vice Chairman Meeks pointed out that the Brewster building was historically important to the Nurses and their community than memorabilia. He reiterated during his membership with JEDC the RFP did not go any further, because the board was unhappy with the Nurses about the amount of space being dedicated to the building.

Public Comments

Mitchell McDaniel, McDaniels Contractors commented that he is a contractor with the Florida Theatre. He was also a contractor with Brewster Hospital which performed the restoration about six or seven years ago. He stated that the Brewster building needs to be maintained. He expressed passion and dislikes seeing historic structures like this to continue to be neglected.

Board Member Moody said that he would like to see a small City agency utilizing the space by placing it on an expense ledger.

Board Member Durden preferred for the Board to see if there was a third entity to have oversight to ensure that the building is maintained.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2016-06-02. THE MOTION PASSED UNANIMOUSLY 6-0.

E. RESOLUTION 2016-06-03: A RESOLUTION OF THE INSTRUCTING THE CEO TO ISSUE A SOLICITATION FOR DISPOSITION OF THE SNYDER MEMORIAL METHODIST EPISCOPAL CHURCH BUILDING.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“THE DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE SNYDER MEMORIAL METHODIST CHURCH BUILDING; APPROVING SCORING CRITERIA FOR AFORMENTIONED SOLITICATION; INSTRUCTING THE CHIEFE EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2016-06-03. He reported that the Strategic Implementation Committee met May 23rd to discuss Snyder property and a solicitation was processed. The Solicitation is to garner proposals for sale or lease of the Church.

A MOTION WAS MADE BY BOARD MEMBER MEEKSAND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-06-03. THE MOTION PASSED UNANIMOUSLY 6-0.

F. RESOLUTION 2016-06-05: CONSENT TO ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT OF ST. JOHNS PARTNERS, LLC DEVELOPMENT PHASE I (THE STRAND).

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AUTHORIZING THE CEO TO EXECUTE A CONSENT TO AND ASSIGNMENT AND ASSUMPTION AGREEMENT FOR ASSIGNMENT OF THE PHASE 1 OWNER RIGHTS AND OBLIGATIONS UNDER THE ST JOHNS CENTER, LLC REDEVELOPMENT AGREEMENT DATED FEBRUARY 2, 2002; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth the Resolution 2016-06-05. In 2002, JEDC entered a redevelopment with St. Johns Center LLC for two phases of a redevelopment into residential units on the Southbank of Downtown. On October 2013, the OED consented to an assignment of Phase I (the Strand) of the redevelopment agreement to 1401 Riverplace, LLC attendant to the sale of the Strand parcel.

CEO Wallace pointed out that reporting requirements are required by DELORENZO STRAND, LLC. and the DIA will owe them the actual REV Grant for the project.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-06-05. THE MOTION PASSED UNANIMOUSLY 6-0.

G. ELECTION OF OFFICERS FOR 2016-2017.

CEO Wallace reported that a Governance Committee was held June 9th.

Per Section 4.0 of the DIA Bylaws, the Governance Committee met on June 9, 2016, to discuss a slate for Chair, Vice Chair and Secretary to be presented to the Board as a whole at the June 23, 2016 DIA meeting.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER BAILEY TO SERVE AS CHAIR OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER MEEKS TO SERVE AS VICE-CHAIR OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER DURDEN TO SERVE AS SECRETARY OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0.

A. PRESENTATION ON PARKLETS WITHIN DOWNTOWN

Jack Shad, Windmill Consulting contracted through Downtown Vision, Inc & (former parking Director) provided a presentation to the Board to develop a “parklet” program for Downtown Jacksonville. All materials were included under separate cover.

A draft Resolution was provided by the Consultant. Chairman Bailey stated that the DIA could not approve a Resolution as more information was needed to be developed for DDRB.

Bob Carle commented that there are a number of interesting aspects and concerns as it relates to traffic engineering; in terms to risk management that he would like the staff to carry out very close due-diligence.

Chairman Bailey stated that people could use the tables and chairs on the sidewalk if \$10,000 was paid. Having no exclusive use could become a problem.

Chairman Bailey advised Mr. Shad to continue. Mr. Shad stated that he would continue working with the staff and will come back before the Board. CEO Wallace said after all due-diligence has taken place, this item will be come back before the DIA.

IV. CHIEF EXECUTIVE OFFICER REPORT

Chairman Bailey shared with the Board Members that CEO Wallace was invited to participate as the representative of behalf of the City of Jacksonville to the International Waterfront Forum by the Mayor of Liverpool during June 16 and 17, 2016.

V. DDRB Update

Jim Klement provided the DDRB briefing. The DDRB meeting was held on Thursday, June 16, 2016 p.m.in the Lynwood Roberts Room on the 1st Floor. The next DDRB meeting will be held on July 21st at 2:00 p.m. in Conference Room C.

VI. OLD BUSINESS

Chairman Bailey reannounced his appreciation to the DIA “small hardworking” staff along with Bob Carle and his 36 parking employees. The Parking department is an incredible addition to the DIA.

He noted that during the Budget season it was tough to watch others seeking increases and compensations, when he knows what all of the staff workload covers.

VI. NEW BUSINESS

Parklets was taken up after the election of officers.

CEO Wallace stated that the DIA will take the entire month of July off to catch up on a lot things that are floating around.

VII. PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 2:30 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@cof.net.

Draft for Circulation Not Approved By Board

RESOLUTION 2016-08-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") PROVIDING \$10,000 FROM THE DOWNTOWN DEVELOPMENT FUND FOR THE DIRECTIONAL CHANGES OF THOSE PORTIONS OF MARKET STREET AND SHIELD PLACE BETWEEN DUVAL STREET AND CHURCH STREET; 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, via Ordinance 1999-451-E the City entered into a redevelopment agreement resulting in the construction of the Parks at the Cathedral residential development; and

WHEREAS, as part of the aforementioned redevelopment agreement the City of Jacksonville constructed a park located directly north of and contiguous to the St. Johns Cathedral Church; and

WHEREAS, the creation of this park has increased pedestrian activity in and around the Parks at the Cathedral development and the St. Johns Cathedral Church; and

WHEREAS, Market Street is one-way southbound from Church Street to Duval Street; and

WHEREAS, Shields Place is one-way northbound from Duval Street to Church Street and Duval Street; and

WHEREAS, Market Street and Shields Place are used by patrons of the St. Johns Cathedral Church as primary pick-up and drop-off locations; and

WHEREAS, Market Street and Shields Place respective one-way configurations are such that St. Johns Cathedral Church patrons are both picked-up and dropped-off on the opposite side of each street than the church; and

WHEREAS, being picked-up or dropped-off on the opposite site of the church causes pedestrian and vehicular conflict; and

WHEREAS, a solution to the abovementioned conflict is to change Market Street to one-way north from Duval Street to Church Street, and to change Shields Place to one-way south from Church Street to Duval Street; and

WHEREAS, the City's Traffic Engineer has reviewed and approved this reconfiguration; and

WHEREAS, the Director of Public Works has agreed to effectuate this reconfiguration,
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 authorizes the expenditure of up to \$10,000 towards the right-of-way conversions discussed herein.

Section 3. The DIA instructs the Chief Executive Officer of the DIA to take all necessary action to effectuate the purposes of this Resolution.

Section 4. This Resolution, 2016-08-01, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

August 24, 2016

Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-08-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE CERTAIN PROPERTY LOCATED AT 816 WEST UNION STREET (F/K/A 'SAX SEAFOOD') EITHER AS A SINGLE PARCEL OR COMBINED WITH ALL OR PART OF THE PARCELS THAT COMPRISE THE BLOCK BOUND BY DAVIS STREET, JEFFERSON STREET, BEAVER STREET, AND UNION STREET, WITHIN THE LAVILLA NEIGHBORHOOD; 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, in 2003 the City entered into an agreement with a developer to construct a restaurant at 816 West Union Street (Duval County Tax Parcel 075181 0000); and

WHEREAS, as part of the abovementioned agreement, the City contributed approximately \$2 million of local funds for the project in the form of a loan; and

WHEREAS, the developer did not complete construction on the building and was unable to repay the City-made loan; and

WHEREAS, in lieu of repayment on the aforementioned loan the City acquired the building and property from the developer; and

WHEREAS, since acquiring the building and property in 2008 it has remained vacant and in a state of incomplete construction; and

WHEREAS, without an occupant, the building will continue to fall into disrepair; and

WHEREAS, the DIA desires to prevent further building degradation; and

WHEREAS, there has been expressed interest in combining the 816 West Union Street with other City-owned parcels that comprise the block in which 816 West Union Street is located; and

WHEREAS, DIA desires to put the City-owned parcels into a productive use that is consistent with the North Bank and Southside Community Redevelopment Area Plan and furthers the Redevelopment Goals and Strategic Objectives contained therein; and

WHEREAS, the DIA desires to put City-owned parcels into a productive use that complements adjoining uses and residential areas, and generally supports the redevelopment of the LaVilla Neighborhood; and

WHEREAS, DIA is the designated Community Redevelopment Agency for Downtown's North Band and Southside Community Redevelopment Areas, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560; and

WHEREAS, the Strategic Implementation Committee at their August 17, 2016 meeting voted unanimously to recommend that the DIA Board of Directors issue a solicitation for disposition of 816 West Union Street either as an autonomous property or as combined with other City-owned properties located on the block bound by Davis Street, Jefferson Street, Beaver Street, and Union Street, 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 Solicitation for Disposition:

1. Consistency with the Downtown North Bank and Southside Community Redevelopment Area Plan, with particular furthering of Redevelopment Goal 1: "Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment and its underlying Strategic Objectives." (MAXIMUM 20 POINTS)
2. Redevelopment of the property in a manner that complements and furthers the successful redevelopment of the LaVilla neighborhood and complements the existing contiguous commercial and residential development. (MAXIMUM 30 POINTS)
3. Timing of the redevelopment. The respondent's offer should include a development schedule identifying major milestones (e.g. date of site design commencement, date of horizontal and vertical permitting commencement, date of construction commencement). Respondents will be evaluated on both the timeliness of their proposal and their ability to adhere to their proposed development schedule. (MAXIMUM 20 POINTS)
4. Financial Offer and Capacity. The respondent's offer and financial capacity will be evaluated based on financial benefits to the City, as well as the demonstrated capacity to meet financial obligations, including financial references, existing portfolio, recent experience obtaining project financing commitments, and any material litigation (if applicable). (MAXIMUM 30 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.

Section 4. This Resolution, 2016-08-02, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

August 24, 2016

Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-08-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ADOPTING A REVISED FY 2015-2016 RESTATED BUDGET PURSUANT TO SEC. 163.387, F.S.; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Sec. 163.387(7), F.S., at the end of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to Sec. 163.387(6), F.S., for such year shall be:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
- (c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation; and

WHEREAS, there exists a fund balance in the South Side, Northwest, and Downtown East CRA trust funds; and

WHEREAS, rather than return the as yet unencumbered funds to the City of Jacksonville, the DIA wishes to utilize those remaining dollars pursuant to Sec. 163.387(7), F.S.; now therefore

BE IT RESOLVED, by the DIA:

Section 1. The South Side TID Revised FY 2015-2016 Restated Budget attached hereto as Exhibit 1 is hereby adopted by the DIA. Also attached as Exhibit 1 are the Scopes of Work for the Southbank Parking and the JEA SSGS Public Infrastructure Improvements projects pursuant to Sec. 163.387(7)(d), F.S..

Section 2. The Northwest TID Revised FY 2015-2016 Restated Budget attached hereto as Exhibit 2 is hereby adopted by the DIA.

Section 3. The Downtown East TID Revised FY 2015-2016 Restated Budget attached hereto as Exhibit 3 is hereby adopted by the DIA.

Section 4. This Resolution shall become effective upon a majority vote of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

Exhibit 1 of
Resolution 2016-08-04

South Side TID	(SF 182)	FY16 Adopted	FY16 Revised	FY16 Revised Proposed	Comments
Revenue					
	Ad Valorem Taxes	\$3,456,811	\$3,456,811	\$3,456,811	
	Debt Repayment - Hilton	\$55,000	\$55,000	\$55,000	
	Transfers from Fund Balance	\$0	\$0	\$2,100,000	
Total Revenues		\$3,511,811	\$3,511,811	\$5,611,811	
Expenditures					
	Expenditures in Accordance with Plan subtotal (see below for details)	\$1,049,183	\$1,049,183	\$2,361,948	
	Pennisula REV Grant	\$571,941	\$589,379	\$592,412	
	Strand Rev Grant	\$308,512	\$322,839	\$322,839	
	San Marco Place REV Grant	\$150,000	\$136,965	\$136,965	
	Misc Non-departmental	\$18,730		\$0	
	JEA SSGS Public Infrastructure Improvements			\$1,309,732	
	Debt Service (see below of details)	\$176,858	\$176,858	\$180,269	
	Interest - Strand Bonds	\$176,858	\$176,858	\$180,269	
	Principal - Strand Bonds	\$0	\$0	\$0	
	Interfund Transfer subtotal (see below for details)	\$2,285,770	\$2,285,770	\$3,069,594	
	To General Fund - GSD (011) - Admin	\$345,681	\$345,681	\$345,681	
	To TIF Capital Fund (32U) - Riverplace Rd: Museum Circle to Prudential Dr	\$1,940,089	\$1,940,089	\$2,173,913	<i>aka: Riverplace diet</i>
	To TIF Capital Fund (32U) - Southbank Parking			\$550,000	
Total Expenditures		\$3,511,811	\$3,511,811	\$5,611,811	

Exhibit 2 of Resolution
2016-08-04

North West TID	(SF 183)	FY16 Adopted	FY16 Revised	FY16 Revised Proposed
Revenue				
	Ad Valorem Taxes	\$3,623,622	\$3,623,622	\$3,623,511
	Debt Repayment	\$0	\$0	\$0
	Transfer from Downtown Economic Dev Fund (75B)	\$0	\$0	\$394,911
	Transfers from Fund Balance	\$0	\$0	\$2,699,341
Total Revenues		\$3,623,622	\$3,623,622	\$6,717,763
Expenditures				
	Expenditures in Accordance with Plan subtotal (see below for details)	\$2,119,589	\$2,119,589	\$4,288,148
	MPS Urban Core Garage (Courthouse)	\$2,105,089	\$2,105,089	\$2,105,089
	JTA /Fidelity Parking Lease	\$14,500	\$14,500	\$13,494
	MPS Urban Core Garage (Courthouse) 2016A	\$0	\$0	\$1,774,654
	MPS Garage Accrual for 7/1/16 - 9/30/16	\$0	\$0	\$394,911
	Interfund Transfer subtotal (see below for details)	\$1,504,033	\$1,504,033	\$2,429,615
	To General Fund - GSD (011)	\$0	\$0	\$0
	To Downtown East TID (SF 181)	\$1,504,033	\$1,504,033	\$2,429,615
Total Expenditures		\$3,623,622	\$3,623,622	\$6,717,763

Downtown East TID	(SF 181)	FY16 Adopted	FY16 Revised	FY16 Revised Proposed	Comments
Revenue					
	Ad Valorem Taxes	\$2,088,740	\$2,088,740	\$2,088,420	
	Debt Repayment (Vestcor)	\$197,908	\$197,908	\$197,908	
	Transfer from NW TID (SF183)	\$1,504,033	\$1,504,033	\$2,429,615	
	Transfer from Downtown Economic Dev Fund (75B)	\$0	\$0	\$500,000	
	Loan From General Fund - GSD (011)	\$1,655,975	\$1,655,975	\$759,218	
	Transfers from Fund Balance	\$0	\$2,554,999	\$2,554,999	
Total Revenues		\$5,446,656	\$8,001,655	\$8,530,160	
Expenditures					
	Professional Services	\$0	\$9,276	\$9,276	<i>2014-560-E carryover</i>
	Expenditures in Accordance with Plan subtotal (see below for details)	\$3,239,265	\$5,784,988	\$6,313,493	
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	\$1,294,313	\$1,294,313	\$1,294,313	
	MPS Arena & Sports Complex	\$1,944,952	\$1,944,952	\$1,973,457	
	Misc Non-Departmental Expenditures	\$0	\$194,000	\$194,000	
	Subsidies and Contributions to Private Organizations	\$0	\$406,000	\$406,000	<i>2014-560-E carryover</i>
	MPS Garage Accrual			\$500,000	
	Loans	\$0	\$1,945,723	\$1,945,723	<i>2014-560-E carryover</i>
	Total Debt Service	\$2,132,391	\$2,132,391	\$2,132,391	
	Interest - Carling Bonds	\$297,724	\$297,724	\$297,724	
	Principal - Carling Bonds	\$1,834,667	\$1,834,667	\$1,834,667	
	Interfund Transfer subtotal (see below for details)	\$75,000	\$75,000	\$75,000	
	To General Fund - GSD (011)	\$0	\$0	\$0	
	To Community Development Subfund (1A1) - MOCA	\$75,000	\$75,000	\$75,000	
Total Expenditures		\$5,446,656	\$8,001,655	\$8,530,160	

RESOLUTION 2016-08-05

**RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT
AUTHORITY (“DIA”) ADOPTING A FY 2016-2017 PROPOSED
BUDGET; PROVIDING AN EFFECTIVE DATE.**

BE IT RESOLVED, by the DIA:

Section 1. The South Side TID FY 2016-2017 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 2. The Noerthwest TID FY 2016-2017 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 3. The Downtown East TID FY 2016-2017 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 4. This Resolution shall become effective upon a majority vote of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

South Side TID	(SF 182)	FY17 Proposed	FY17 Revised Proposed
Revenue			
	Ad Valorem Taxes	3,605,722	3,605,722
	Transfers from Fund Balance	1,991,529	0
Total Revenues		5,597,251	3,605,722
Expenditures			
	Professional Services	550,000	550,000
	Expenditures in Accordance with Plan (see below for details)	1,443,000	2,466,922
	Pennisula REV Grant	675,000	675,000
	Strand Rev Grant	375,000	375,000
	San Marco Place REV Grant	185,000	185,000
	Sunguard REV Grant	8,000	2,300
	Ernst & Young Parking Incentive	200,000	200,000
	JEA SSGS Public Infrastructure Improvements		779,622
	Southbank Retail Enhancement Program		250,000
	Debt Service (see below of details)	178,004	178,004
	Interest - Strand Bonds	178,004	178,004
	Principal - Strand Bonds	0	0
	Interfund Transfer (see below for details)	3,385,925	410,796
	To General Fund - GSD (011) - Admin	360,572	360,572
	To General Fund - GSD (011)	1,991,529	0
	To TIF Capital Fund (32U) - Riverplace Rd: Museum Circle to Prudential Dr	233,824	0
	To TIF Capital Fund (32U) - Southbank Parking	550,000	50,224
	To Downtown Dev Fund (75B) - Southbank Retail Enhancement Prg	250,000	0
	Cash Carryover	40,322	0
Total Expenditures		5,597,251	3,605,722

Exhibit 2 of
Resolution 2016-08-05

North West TID	(SF 183)	FY17 Proposed	FY17 Revised Proposed
Revenue			
	Ad Valorem Taxes	4,752,708	4,752,708
	Transfers from Fund Balance	2,699,229	0
Total Revenues		7,451,937	4,752,708
Expenditures			
	Expenditures in Accordance with Plan (see below for details)	2,877,495	2,596,489
	MPS Urban Core Garage (Courthouse)	1,912,995	1,912,995
	JTA /Fidelity Parking Lease	14,500	13,494
	Hall Mark REV Grant (220 Riverside)	200,000	364,000
	Pope & Land REV Grant (Brooklyn Riverside Apts.)	750,000	306,000
	Interfund Transfer (see below for details)	4,574,442	2,156,219
	To General Fund - GSD (011)	2,699,229	0
	To Downtown East TID (SF 181)	1,875,213	2,156,219
Total Expenditures		7,451,937	4,752,708

Exhibit 3 of
Resolution 2016-08-05

Downtown East TID	(SF 181)	FY17 Proposed	FY17 Revised Proposed
Revenue			
	Ad Valorem Taxes	2,107,679	2,107,679
	Debt Repayment (Lynch / 11E)	416,397	416,397
	Debt Repayment (Carling Loan)	506,487	506,487
	Transfer from NW TID (SF183)	1,875,213	2,156,219
	Loan From General Fund - GSD	653,281	1,131,493
	Transfers from Fund Balance	0	0
Total Revenues		5,559,057	6,318,275
Expenditures			
	Expenditures in Accordance with Plan (see below for details)	3,347,928	3,347,928
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	1,294,313	1,294,313
	MPS Arena & Sports Complex	1,951,615	1,951,615
	Comm. Revitalization Program - GS&P	7,000	7,000
	Kraft Food REV Grant (Maxwell House)	95,000	95,000
	Total Debt Service (see below for details)	2,136,129	2,895,347
	Interest - Carling Bonds	194,786	194,786
	Principal - Carling Bonds	1,941,343	1,941,343
	Repay COJ Loan	0	759,218
	Interfund Transfer (see below for details)	75,000	75,000
	To General Fund - GSD (011)	0	0
	To Community Development Fund (1A1) - MOCA	75,000	75,000
Total Expenditures		5,559,057	6,318,275

RESOLUTION 2016-08-06

**RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT
AUTHORITY (“DIA”) REQUESTING THE CITY COUNCIL WAIVE
ORDINANCE 2000-1079-E TO ALLOW \$416,397 TO BE DEPOSITED
INTO THE DOWNTOWN EAST TID; PROVIDING AN EFFECTIVE
DATE.**

BE IT RESOLVED, by the DIA:

Section 1. The DIA request the City Council waive Section 8 of Ordinance 2000-1079-E as it pertains to the requirement to deposit all 11E/ Lynch Building Loan payments into the Downtown Economic Development Fund, and instead authorize those payments to be deposited into Downtown East TID for FY 2016-17.

Section 2. This Resolution shall become effective upon a majority vote of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

FORM APPROVED BY:

Office of General Counsel

RESOLUTION 2016-08-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") REQUESTING THAT THE CITY COUNCIL REMOVE FROM THE 2016-2017 PROPOSED CAPITAL IMPROVEMENT PLAN ALL DIA PROJECTS FROM ALL YEARS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the February 17, 2016 DIA Meeting the Board of Directors recommended for inclusion in the City of Jacksonville's 2016-2017 Capital Improvement Program the following seven projects: Adams and Forsyth Streets two-way conversion, Monroe Street two-way conversion, Hogan and Julia Street two-way conversion, Pearl Street two-way conversion, Hogan Street Plaza, Wayfinding Signage, and Liberty Street improvements; and

WHEREAS, engineering and design for the Adams and Forsyth Streets two-way conversion and Monroe Street two-way conversion projects were the only project phases included in the 5-year schedule of capital improvements; and

WHEREAS, all other phases for the remaining five projects as well as the construction phases for the Adams and Forsyth Streets two-way conversion and Monroe Street two-way conversion projects are identified as beyond year five in the 2016-2017 Proposed Capital Improvement Plan; and

WHEREAS, all of the aforementioned seven projects are within the North Bank Downtown and Southside Community Redevelopment Areas; and

WHEREAS, pursuant to Florida Statutes §163.370(3)(b), the use of community redevelopment trust fund monies may be used for the installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements are not included in a local government's schedule of capital improvements or until such time as three (3) years has elapsed since being removed from the schedule of capital improvements; and

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 Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

WHEREAS, the DIA desires to have the option of utilizing community redevelopment trust funds for the installation, construction, reconstruction, repair, or alteration of a publicly owned capital improvement or project within Downtown's CRA boundaries, 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 requests removal from consideration for inclusion in the 2016-2017 Proposed Capital Improvement Program the following seven projects: Adams and Forsyth Streets two-way conversion, Monroe Street two-way conversion, Hogan and Julia Street two-way conversion, Pearl Street two-way conversion, Hogan Street Plaza, Wayfinding Signage, and Liberty Street.

Section 3. This Resolution, 2016-08-08, Shall become effective by majority vote of the DIA Board of Directors.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0

FORM APPROVAL:

Office of General Counsel