



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**ED BALL BUILDING
214 North Hogan Street
8th Floor, Suite 851, Jacksonville, Florida 32202**

Wednesday, August 15, 2018 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
 Craig Gibbs, Vice Chairman
 Ron Moody, Secretary
 Oliver Barakat, Board Member
 Brenna Durden, Board Member

Dane Grey, Board Member
 Jack Meeks, Board Member
 Marc Padgett, Board Member
 Braxton Gillam, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. June 20, 2018 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2018-08-01 2017-2018 TID Budgets*
	C. Resolution 2018-08-02 2018-2019 TID Budgets*
	D. June 20, 2018 Community Redevelopment Agenda Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. June 20, 2018 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2018-08-03 Allocation of Development Rights – Vestcor*
	C. Resolution 2018-08-04 Allocation of Development Rights – Blue Sky Communities*
	D. June 20, 2018 Downtown Investment Authority Meeting Transcript
IV.	CHIEF EXECUTIVE OFFICER REPORT
	A. 816 W Union Street
V.	DDRB BRIEFING
VI.	OLD BUSINESS
VII.	NEW BUSINESS
	A. Downtown Development Guideline and Overlay District Update – Councilwoman Boyer
VIII.	PUBLIC COMMENTS
IX.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, August 15, 2018 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Oliver Barakat; Brenna Durden, Esq.; Craig Gibbs, Esq.; Dane Grey; Ron Moody and Marc Padgett

Board Members Absent: Braxton Gillam Esq., and Jack Meeks, Vice Chairman

Council Members: Lori Boyer

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking; Jackie Mott, Accountant; and Karen Underwood-Eland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:00 p.m.

I. CALL TO ORDER

Chairman Bailey called the CRA meeting to order.

Dr. Gaffney introduced Agustin and Justin from the Mayor's Hispanic Advisory Commission.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the May 23, 2018 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE JUNE 20, 2018 CRA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. Resolution 2018-08-01: 2017-2018 TID Budgets

RESOLUTION 2018-08-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ADOPTING REVISED FY 2017-2018 RESTATED TAX INCREMENT DISTRICT (“TID”) BUDGETS PURSUANT TO SEC. 163.387, F.S.; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-08-01. He provided a handout of the Southside ITD Sub fund 182, Northwest TID, Sub fund 183 and the Downtown East ITD, Sub fund 181.

Board Member Barakat inquired about the Retail Enhancement Program and inquired about the REV Grant payments declining. Tom Daly responded that the REV Grant payment was overestimated to ensure sufficient amounts were budgeted.

CEO Wallace recommended that the Board expand the Retail Enhancement boundary area and bring it back to the Board to vote at the September Board Meeting. REP Members are Barakat, Chair, Durden and Meeks.

Chairman Bailey inquired with John Sawyer regarding the expansion either financially or boundary. John Sawyer stated that the funds will be applied and administered in accordance with the plan whether boundaries expanded or not.

Council Member Boyer pointed out legislation which would impact the Board ability to transfer things.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE RESOLUTION 2018-08-01 ADOPTING REVISED FY 2017-2018 RESTATED TAX INCREMENT DISTRICT BUDGETS.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. Resolution 2018-08-02 2018-2019 TID Budgets

RESOLUTION 2018-08-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ADOPTING REVISED PROPOSED FY 2018-2019 RESTATED TAX INCREMENT DISTRICT (“TID”) BUDGETS PURSUANT TO SEC. 163.387, F.S.; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-08-02 and a handout was provided. Tom Daly stated that the actual revenue numbers would not be available until January.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER GREY TO APPROVE RESOLUTION 2018-08-02 REVISED PROPOSED FY 2018-2019 RESTATED TAX INCREMENT DISTRICT BUDGETS.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

Occurs post closing of Community Redevelopment Agency Meeting.

IV. CEO REPORT

Occurs post closing of Community Redevelopment Agency Meeting.

V. DDRB BRIEFING

Occurs post closing of Community Redevelopment Agency Meeting.

VI. OLD BUSINESS

Occurs post closing of Community Redevelopment Agency Meeting.

VII. NEW BUSINESS

Occurs post closing of Community Redevelopment Agency Meeting.

VIII. PUBLIC COMMENTS

None

IX. ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 2:40 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
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, August 15, 2018 – 2:40 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman, Oliver Barakat; Brenna Durden, Esq.; Craig Gibbs, Esq.; Dane Grey; Ron Moody and Marc Padgett

Board Members Absent: Jack Meeks, Vice Chairman and Braxton Gillam

Council Members: Council Member Boyer

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking; Jackie Mott, Accountant; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:40 p.m.

I. CALL TO ORDER

Chairman Bailey called the DIA meeting to order at 2:40PM.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

Occurs prior to convening of the Downtown Investment Authority Board Meeting.

III. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. Approval of the June 20, 2018 DIA Regular Meeting Minutes

Chairman Bailey stated that he was not present and noted an error on the last page that he adjourned the meeting. The DIA minutes were amended by striking Chairman Bailey adjourned to Acting Chairman Barakat adjourned the meeting.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS AMENDING AND APPROVING THE JUNE 20, 2018 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Council Member Reggie Gaffney entered the meeting.

B. Resolution 2018-08-03 Allocation of Development Rights

RESOLUTION 2018-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO 136 UNITS OF MULTI-FAMILY ENTITLEMENTS FROM THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO VESTCOR, INC.; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-08-03 and Mr. Parola provided a brief overview.

Steve Moore, The Vestcor Companies President was available for any questions.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2018-08-03.

THE MOTION PASSED 6-0-1 (BOARD MEMBER PADGETT ABSTAINED).

C. Resolution 2018-08-04 Allocation of Development Rights

RESOLUTION 2018-08-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO 120 UNITS OF MULTI-FAMILY ENTITLEMENTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO BLUE SKY COMMUNITIES LLC; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought for the Resolution 2018-08-04. Guy Parola provided a summary to the Board.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2018-08-04.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

IV. CEO REPORT

A. 816 W. Union Street.

CEO Wallace reported that he has been approached by various persons interested in the property, but that it is prudent to finalize the LaVilla Redevelopment Strategy prior to issuing further Notices of Disposition.

The DIA is in the process of a redevelopment strategy process for LaVilla. Three meetings are scheduled below and are being held at the Ritz Theatre:

1. August 27, 2018
2. September 4, 2018
3. September 20, 2018

The consultant will conduct a report in October and will provide it to the DIA staff to bring it back to the Board. Once adopted a notice of disposition will be done based upon a development strategy has been delivered.

Non-Agenda Matters

CEO Wallace reported that has accepted an offer to become the President of JAXUSA Partnership.

His last day with the City of Jacksonville ends on September 30, 2018.

Chairman Bailey and Oliver Barakat have been on the Board since October 2012. He discussed the interview process when they made the final decision to hire Mr. Wallace. He recommended using Jorgenson consulting again without the procurement process. He is looking forward to the next phase to where we go from here. Aundra has done a tremendous job.

CEO Wallace stated that Todd Froats will fill Jack Meeks slot after his legislation is approved in City Council. He thanked Mr. Meeks for his dedication on a job well done, being a part of the DIA Board. A resolution will be provided at the next meeting commemorating his work. Chairman Bailey concurred.

V. DDRB BRIEFING

Jim Klement provided a summary of the upcoming DDRB meeting for August 30, 2018.

Chairman Bailey requested a DIA representative to attend the DDRB meetings to gain knowledge of the detail of all of those projects.

VI. OLD BUSINESS

Non-Agenda Matters

Board Member Durden noted that the Cathedral District was discussed at the last meeting and requested a Strategic Implementation Committee meeting to take up the project. The committee consists of Ron Moody, Chair, Brenna Durden and Braxton Gillam.

Council Member Boyer provided an update to the board regarding efforts to update the downtown guidelines and standards in the Ordinance Code. Guy Parola, Jim Klement, Brenna Durden and Susan Grandin and Carol Worsham are having been part of the meetings. Mr. Parola or Mr. Klement will distribute the draft so the Board can review it. Council Member Boyer mentioned that she would do the requested presentation that Mr. Barakat discussed at your next meeting.

VII. NEW BUSINESS

None

VIII. PUBLIC COMMENTS

Steve Moore updated the Board of the Lofts at Lavilla, Lofts at Monroe and Lofts at Jefferson Station. He noted that the Florida Housing Coalition has selected Lofts at LaVilla and the residing residents to be recognized at their statewide convention on August 27th in Orlando Florida. CEO Wallace will be attending.

Sean Wilson, Blue Sky communities thanked the Board for approving the resolution and congratulated Steve Moore for the award from the Florida Housing Coalition.

IX. ADJOURN

There being no further business, Chairman Bailey adjourned the DIA meeting at approximately 3:50 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 2018-08-01

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY
ADOPTING REVISED FY 2017-2018 RESTATED TAX INCREMENT
DISTRICT (“TID”) BUDGETS 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 Downtown Investment Authority:

Section 1. The South Side TID Revised FY 2017-2018 Restated Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 2. The Northwest TID Revised FY 2017-2018 Restated Budget attached hereto as Exhibit 2 is hereby adopted by the DIA.

Section 3. The Downtown East TID Revised FY 2017-2018 Restated Budget attached hereto as Exhibit 3 is hereby adopted by the DIA.

Section 4. Requesting a carryforward of any unspent amounts into Fiscal Year 2018-2019.

Section 5. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

South Side TID (SF 182)		FY18 Approved	FY18 Restated	FY18 Revised	Comments
Revenue					
31101	Ad Valorem Taxes	\$4,069,537	\$4,069,537	\$4,078,987	
38901	Transfers from Fund Balance	\$0	\$0	\$0	
Total Revenues		\$4,069,537	\$4,069,537	\$4,078,987	
Expenditures					
Salaries					
Total Salaries			\$0	\$0	
Employee Benefits					
Total Employee Benefits			\$0	\$0	
Professional Services and Contractual Obligations					
03109	Professional Services (DRI Reorg.)	\$147,500	\$77,500	\$77,500	
03109	Professional Services	\$0		\$0	
Total Professional Services		\$147,500	\$77,500	\$77,500	
Engineering Services					
Total Internal Service			\$0	\$0	
Other Operating Expenses					
Total Other Operating Supplies		\$0	\$0	\$0	
Transfers to Other Funds					
	Expenditures in Accordance with Plan (see below for details)	\$3,337,079	\$3,337,079	\$3,345,584	
	Pennisula REV Grant	\$675,000	\$675,000	\$615,679	
	Strand Rev Grant	\$375,000	\$375,000	\$398,521	
	San Marco Place REV Grant	\$185,000	\$185,000	\$165,872	
	Sunguard REV Grant	\$8,000	\$8,000	\$8,000	
	One Call CRP	\$100,000	\$100,000	\$100,000	
	Waterfront Activation	\$0	\$0	\$63,433	
	South Bank Retail Enhancement Program	\$0	\$0	\$0	
	JEA SSGS Public Infrastructure Improvements	\$1,994,079	\$1,994,079	\$1,994,079	
09101	Interest - Strand Bonds	\$178,004	\$178,004	\$178,004	
09101P	Principal - Strand Bonds	\$0	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$406,954	\$476,954	\$477,899	
	To General Fund - GSD- Admin	\$406,954	\$406,954	\$407,899	
	To General Fund - GSD	\$0	\$0		
	To Downtown Econ. Dev. Fund (75B) - South Bank Retail Enhancement Program	\$0	\$0		
	To TIF Capital Fund - Southbank Parking (32U)	\$0	\$0		
	To TIF Capital Fund - Riverplace Road Diet (32U)	\$0	\$70,000	\$70,000	
09906	Cash Carryover	\$0	\$0	\$0	
Total Transfer out		\$4,069,537	\$4,069,537	\$4,078,987	
Remaining Funds					
Total Expenditures		\$4,069,537	\$4,069,537	\$4,078,987	

North West TID	(SF 183)	FY18 Approved	FY18 Revised Proposed	Comments
Revenue				
31101	Ad Valorem Taxes	\$5,036,527	\$5,047,121	
38901	Transfers from Fund Balance	\$0		
Total Revenues		\$5,036,527	\$5,047,121	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$0	\$0	
Engineering Services				
			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$2,598,494	\$2,609,088	
	MPS Urban Core Garage (Courthouse)	\$1,900,000	\$1,900,000	
	JTA /Fidelity Parking Lease	\$13,494	\$13,494	
	Hall Mark REV Grant (220 Riverside)	\$360,000	\$335,413	
	Pope & Land REV Grant (Brooklyn Riverside Apts.)	\$325,000	\$348,952	
	Retail Enhancement Program	\$0	\$11,229	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Bonds	\$0	\$0	
09101P	Principal - Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$2,438,033	\$2,438,033	
	To General Fund - GSD	\$2,500	\$2,500	
	To Downtown East TID (SF 181))	\$2,435,533	\$2,435,533	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$5,036,527	\$5,047,121	
Remaining Funds				
		\$0	\$0	
Total Expenditures		\$5,036,527	\$5,047,121	

Downtown East TID (SF 181)		FY18 Approved	FY18 Revised	Comments
Revenue				
31101	Ad Valorem Taxes	\$2,337,509	\$2,336,145	
	Debt Repayment (Lynch / IIE)	\$595,247	\$595,247	
	Debt Repayment(Carling Loan)	\$506,487	\$506,487	
	Transfer from NW TID (SF183)	\$2,435,533	\$2,435,533	
	Transfers From General Fund (Loan)	\$200,095	\$200,095	
	Resrved to pay debt service in FY2016/17 budget revision	\$0	\$276,032	
Total Revenues		\$6,074,871	\$6,349,539	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$0	\$0	
Engineering Services				
Total Engineering Services			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$2,732,500	\$3,004,417	
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	\$800,000	\$800,000	
	MPS Arena & Sports Complex	\$1,830,500	\$1,689,281	
	Comm. Revitalizatio Program - GS&P	\$7,000	\$7,000	
	Kraft Food REV Grant (Maxwell House)	\$95,000	\$95,000	
	Retail Enhancement Program	\$0	\$413,136	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Carling Bonds	\$81,446	\$194,786	
09101P	Principal - Carling Bonds	\$2,051,932	\$1,941,343	
09101P	Repay COJ Notes	\$1,131,493	\$1,131,493	
	Total Debt Service	\$3,264,871	\$3,267,622	
09191	Interfund Transfer (see below for details)	\$77,500	\$77,500	
	To General Fund - GSD	\$2,500	\$2,500	
	To Community Development Subfund (1A1)	\$75,000	\$75,000	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$6,074,871	\$6,349,539	
Remaining Funds				
Total Expenditures		\$6,074,871	\$6,349,539	

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

Date

VOTE: In Favor: ____ Opposed: ____ Abstained: ____

RESOLUTION 2018-08-02

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY
ADOPTING REVISED PROPOSED FY 2018-2019 RESTATED TAX
INCREMENT DISTRICT (“TID”) BUDGETS PURSUANT TO SEC.
163.387, F.S.; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Downtown Investment Authority (“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 Downtown Investment Authority Board adopted, via Resolution 2018-06-01, proposed budgets for the South Side TID, Northwest TID and Downtown East TID; and

WHEREAS, the Finance and Administration Department, through the Budget Office, has provided revised revenue projects for the Southside TID, Northwest TID and Downtown East TID, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The South Side TID Revised FY 2018-2019 Restated Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 2. The Northwest TID Revised FY 2018-2019 Restated Budget attached hereto as Exhibit 2 is hereby adopted by the DIA.

Section 3. The Downtown East TID Revised FY 2018-2019 Restated Budget attached hereto as Exhibit 3 is hereby adopted by the DIA.

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

Jim Bailey, Chairman

Date

VOTE: In Favor: ____ Opposed: ____ Abstained: ____

South Side TID (SF 182)		FY18 Approved	FY18 Restated	FY18 Revised	Comments
Revenue					
31101	Ad Valorem Taxes	\$4,069,537	\$4,069,537	\$4,078,987	
38901	Transfers from Fund Balance	\$0	\$0	\$0	
Total Revenues		\$4,069,537	\$4,069,537	\$4,078,987	
Expenditures					
Salaries					
Total Salaries			\$0	\$0	
Employee Benefits					
Total Employee Benefits			\$0	\$0	
Professional Services and Contractual Obligations					
03109	Professional Services (DRI Reorg.)	\$147,500	\$77,500	\$77,500	
03109	Professional Services	\$0		\$0	
Total Professional Services		\$147,500	\$77,500	\$77,500	
Engineering Services					
Total Engineering Services			\$0	\$0	
Internal Service Charges					
Total Internal Service			\$0	\$0	
Other Operating Expenses					
Total Other Operating Supplies		\$0	\$0	\$0	
Transfers to Other Funds					
	Expenditures in Accordance with Plan (see below for details)	\$3,337,079	\$3,337,079	\$3,345,584	
	Pennisula REV Grant	\$675,000	\$675,000	\$615,679	
	Strand Rev Grant	\$375,000	\$375,000	\$398,521	
	San Marco Place REV Grant	\$185,000	\$185,000	\$165,872	
	Sunguard REV Grant	\$8,000	\$8,000	\$8,000	
	One Call CRP	\$100,000	\$100,000	\$100,000	
	Waterfront Activation	\$0	\$0	\$63,433	
	South Bank Retail Enhancement Program	\$0	\$0	\$0	
	JEA SSGS Public Infrastructure Improvements	\$1,994,079	\$1,994,079	\$1,994,079	
09101	Interest - Strand Bonds	\$178,004	\$178,004	\$178,004	
09101P	Principal - Strand Bonds	\$0	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$406,954	\$476,954	\$477,899	
	To General Fund - GSD- Admin	\$406,954	\$406,954	\$407,899	
	To General Fund - GSD	\$0	\$0		
	To Downtown Econ. Dev. Fund (75B) - South Bank Retail Enhancement Program	\$0	\$0		
	To TIF Capital Fund - Southbank Parking (32U)	\$0	\$0		
	To TIF Capital Fund - Riverplace Road Diet (32U)	\$0	\$70,000	\$70,000	
09906	Cash Carryover	\$0	\$0	\$0	
Total Transfer out		\$4,069,537	\$4,069,537	\$4,078,987	
Remaining Funds					
Total Expenditures		\$4,069,537	\$4,069,537	\$4,078,987	

North West TID	(SF 183)	FY18 Approved	FY18 Revised Proposed	Comments
Revenue				
31101	Ad Valorem Taxes	\$5,036,527	\$5,047,121	
38901	Transfers from Fund Balance	\$0		
Total Revenues		\$5,036,527	\$5,047,121	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$0	\$0	
Engineering Services				
			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$2,598,494	\$2,609,088	
	MPS Urban Core Garage (Courthouse)	\$1,900,000	\$1,900,000	
	JTA /Fidelity Parking Lease	\$13,494	\$13,494	
	Hall Mark REV Grant (220 Riverside)	\$360,000	\$335,413	
	Pope & Land REV Grant (Brooklyn Riverside Apts.)	\$325,000	\$348,952	
	Retail Enhancement Program	\$0	\$11,229	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Bonds	\$0	\$0	
09101P	Principal - Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$2,438,033	\$2,438,033	
	To General Fund - GSD	\$2,500	\$2,500	
	To Downtown East TID (SF 181))	\$2,435,533	\$2,435,533	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$5,036,527	\$5,047,121	
Remaining Funds				
		\$0	\$0	
Total Expenditures		\$5,036,527	\$5,047,121	

Downtown East TID (SF 181)		FY18 Approved	FY18 Revised	Comments
Revenue				
31101	Ad Valorem Taxes	\$2,337,509	\$2,336,145	
	Debt Repayment (Lynch / IIE)	\$595,247	\$595,247	
	Debt Repayment(Carling Loan)	\$506,487	\$506,487	
	Transfer from NW TID (SF183)	\$2,435,533	\$2,435,533	
	Transfers From General Fund (Loan)	\$200,095	\$200,095	
	Resrved to pay debt service in FY2016/17 budget revision	\$0	\$276,032	
Total Revenues		\$6,074,871	\$6,349,539	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$0	\$0	
Engineering Services				
Total Engineering Services			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$2,732,500	\$3,004,417	
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	\$800,000	\$800,000	
	MPS Arena & Sports Complex	\$1,830,500	\$1,689,281	
	Comm. Revitalizatio Program - GS&P	\$7,000	\$7,000	
	Kraft Food REV Grant (Maxwell House)	\$95,000	\$95,000	
	Retail Enhancement Program	\$0	\$413,136	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Carling Bonds	\$81,446	\$194,786	
09101P	Principal - Carling Bonds	\$2,051,932	\$1,941,343	
09101P	Repay COJ Notes	\$1,131,493	\$1,131,493	
	Total Debt Service	\$3,264,871	\$3,267,622	
09191	Interfund Transfer (see below for details)	\$77,500	\$77,500	
	To General Fund - GSD	\$2,500	\$2,500	
	To Community Development Subfund (1A1)	\$75,000	\$75,000	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$6,074,871	\$6,349,539	
Remaining Funds				
Total Expenditures		\$6,074,871	\$6,349,539	

RESOLUTION 2018-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO 136 UNITS OF MULTI-FAMILY ENTITLEMENTS FROM THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO VESTCOR, INC.; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR 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, Vestcor, Inc., proposes to construct up to 136 multi-family units (“Development”) in the Brooklyn Neighborhood of Downtown, within the Northside West Component Area of the Consolidated Downtown DRI; and

WHEREAS, the Development is predicated on an award from the Florida Housing Finance Corporation of Low Income Housing Tax Credits (“LIHTCs”); and

WHEREAS, an award of LIHTCs will not be made until January 2019; and

WHEREAS, it is the intent of the DIA to allocate up to 136 multi-family units of entitlements from the Northside West Component area of the DRI, predicated upon an award of LIHTCs to Vestcor, Inc., by the Florida Housing Finance Corporation; and

WHEREAS, upon an award by Florida Housing Finance Corporation of LIHTCs to Vestcor, Inc., the DIA Chief Executive Officer will determine, by availability of unencumbered multi-family entitlements, which phase or phases to effectuate the allocation, 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 finds that this Resolution 2018-08-03 is consistent with and in furtherance of the North Bank Downtown and Southside Community Redevelopment Area Plans adopted as part of the Business Investment and Development Plan, and in particular Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

Section 3. The DIA allocates up to 136 multi-family units of development rights (a/k/a entitlements) to Vestcor, Inc., for use on Duval County Tax Parcels 089393 0010, 089393 0000, 089392 0000, 089391 0000, 089394 0000, 089397 0000 089403 0000, 089401 0000, 089403 0000, 089402 0000, 089399 0100, and 089400 0000. Upon confirmation of a LIHTCs award by the Florida Housing Finance Corporation to Vestcor, Inc., the DIA Chief Executive Officer will effectuate the allocation of up to 136 multi-family units of Phase I entitlements; in the event that there are insufficient Phase I entitlements at that time, any necessary entitlements will be allocated from Phase II; in the event that there are insufficient Phase II entitlements at that time, any necessary entitlements will be allocated from Phase III. An allocation of Phase II or Phase III entitlements are in accordance with Future Land Use Element Policy 2.3.10 adopted as part of the 2030 Comprehensive Plan.

Future Land Use Element Policy 2.3.10: *The Downtown DRI shall maintain adopted Levels of Service in the 2030 Comprehensive Plan for all public facilities (drainage, sanitary sewer, solid waste, potable water, recreation, and when applicable, schools) reviewed under concurrency, except for transportation facilities, which shall be governed by the Consolidated Downtown DRI Development Order through Phase I, and the Mobility Plan for development authorized for Phases II and III of the DRI.*

Section 4. In the event that Vestcor, Inc., or their assigns, fails to receive a LIHTC award from the Florida Housing Finance Corporation on or by February 1, 2019, this Resolution 2018-08-03 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 30 day extension at their sole discretion.

Section 5. Should Vestcor Inc., or their assigns, fail to obtain a permit for vertical construction within 12 months from a LIHTC award, this Resolution 2018-08-03 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 60 day extension at their sole discretion.

Section 6. Should Vestcor, Inc., or their assigns, fail to commence construction within 6 months of the issuance of a permit for vertical construction this Resolution 2018-08-03 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 60 day extension at their sole discretion.

Section 7. Vestcor, Inc., may assign the allocation of entitlements upon approval by the DIA Chief Executive Officer, who shall not unduly withhold such approval.

Section 8. The DIA Chief Executive Officer is authorized to execute any contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this resolution.

Section 9. This Resolution, 2018-08-03, 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: _____

RESOLUTION 2018-08-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO 120 UNITS OF MULTI-FAMILY ENTITLEMENTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO BLUE SKY COMMUNITIES LLC; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0460-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, Blue Sky Communities, LLC, proposes to construct up to 120 multi-family units (“Development”) at the corner of Newnan Street and Ashley Street within the Northside East Component Area of the Consolidated Downtown DRI; and

WHEREAS, the Development is predicated on an award from the Florida Housing Finance Corporation of Low Income Housing Tax Credits (“LIHTCs”); and

WHEREAS, an award of LIHTCs will not be made until January 2019; and

WHEREAS, it is the intent of the DIA to allocate up to 120 multi-family units of entitlements from the Northside East Component area of the DRI, predicated upon an award of LIHTCs to Blue Sky Communities, LLC, by the Florida Housing Finance Corporation; and

WHEREAS, upon an award by Florida Housing Finance Corporation of LIHTCs to Blue Sky Communities, LLC, the DIA Chief Executive Officer will determine, by availability of unencumbered multi-family entitlements, which phase or phases to effectuate the allocation, 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 finds that this Resolution 2018-08-04 is consistent with and in furtherance of the North Bank Downtown and Southside Community Redevelopment Area Plans adopted as part of the Business Investment and Development Plan, and in particular Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

Section 3. The DIA allocates up to 120 multi-family units of development rights (a/k/a entitlements) to Blue Sky Communities, LLC, for use on Duval County Tax Parcels 073987 0000 and 073988 0000. Upon confirmation of a LIHTCs award by the Florida Housing Finance Corporation to Blue Sky Communities, LLC, the DIA Chief Executive Officer will effectuate the allocation of up to 120 multi-family units of Phase I entitlements; in the event that there are insufficient Phase I entitlements at that time, any necessary entitlements will be allocated from Phase II; in the event that there are insufficient Phase II entitlements at that time, any necessary entitlements will be allocated from Phase III. An allocation of Phase II or Phase III entitlements are in accordance with Future Land Use Element Policy 2.3.10 adopted as part of the 2030 Comprehensive Plan.

Future Land Use Element Policy 2.3.10: *The Downtown DRI shall maintain adopted Levels of Service in the 2030 Comprehensive Plan for all public facilities (drainage, sanitary sewer, solid waste, potable water, recreation, and when applicable, schools) reviewed under concurrency, except for transportation facilities, which shall be governed by the Consolidated Downtown DRI Development Order through Phase I, and the Mobility Plan for development authorized for Phases II and III of the DRI.*

Section 4. In the event that Blue Sky Communities, LLC, or their assigns, fails to receive a LIHTC award from the Florida Housing Finance Corporation on or by February 1, 2019, this Resolution 2018-08-04 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 30 day extension at their sole discretion.

Section 5. Should Blue Sky Communities, LLC, or their assigns, fail to obtain a permit for vertical construction within 12 months from a LIHTC award, this Resolution 2018-08-04 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 60 day extension at their sole discretion.

Section 6. Should Blue Sky Communities, LLC, or their assigns, fail to commence construction within 6 months of the issuance of a permit for vertical construction this Resolution 2018-08-04 and the allocation of entitlements shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may grant a 60 day extension at their sole discretion.

Section 7. Blue Sky Communities, LLC, may assign the allocation of entitlements upon approval by the DIA Chief Executive Officer, who shall not unduly withhold such approval.

Section 8. The DIA Chief Executive Officer is authorized to execute any contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this resolution.

Section 9. This Resolution, 2018-08-04, 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: _____