



Downtown Investment Authority Preliminary Agenda

**Hybrid Virtual In-Person Meeting
Tuesday, June 21, 2022 at 2:30 p.m.**

MEMBERS:

Braxton Gillam, Esq., Chair

Carol Worsham, Vice Chair

Jim Citrano, Secretary

David Ward, Esq., Board Member

Oliver Barakat, Board Member

Ron Moody, Board Member

Todd Froats, Board Member

BOARD MEMBERS EXCUSED: Stephanie Burch, Esq. and Craig Gibbs, Esq.

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. COMMUNITY REDEVELOPMENT AGENCY

- A. May 18, 2022 Community Redevelopment Agency Meeting Minutes
- B. Consent Agenda
- C. Resolution 2022-06-01: NB TID FY 22-23 Budget Amendment
- D. Resolution 2022-06-02: SS TID FY 22-23 Budget Amendment
- E. Resolution 2022-06-04: Shipyard Office Parcel Disposition
- F. Other Matters to be Added at the Discretion of the Chair

IV. DOWNTOWN INVESTMENT AUTHORITY

- A. May 18, 2022 Downtown Investment Authority Board Meeting Minutes
- B. Consent Agenda
- C. Resolution 2022-06-03: Bicentennial Event Contribution
- D. Resolution 2022-06:05: 600 Park Street Allocation
- E. Resolution 2022-06-06: 600 Park Street Stormwater Credit Purchase
- F. Resolution 2022-06-07: Marina Slips Allocation
- G. Other Matters to be Added at the Discretion of the Chair

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Reporting and Ethics Training
- B. Presentation on Downtown Maintenance by ETM and Public Works

VII. CEO INFORMATIONAL BRIEFING

VIII. CHAIRMAN REPORT

IX. ADJOURN

Downtown Investment Authority Agenda
Tuesday, June 21st, 2022

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

Directions to Multipurpose Room: Upon entering Laura Street entrance to the Library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Meeting

<https://zoom.us/j/94074017448?pwd=WklzbHNRRCT6cFBqL0M4YkNrMkxrQT09>

Meeting ID: 940 7401 7448

Passcode: 642945

One tap mobile

+1 (301) 715-8592 (Washington D.C)

+1 (312) 626-6799 US (Chicago)

Find your local number: <https://zoom.us/u/aclhApg5DJ>

TAB III.A
MAY 18, 2022
COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES



Downtown Investment Authority
Hybrid Meeting
Wednesday, May 18, 2022 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members (BM): Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Todd Froats; Ron Moody; and David Ward, Esq.

DIA Board Members Excused: None

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Wanda J. Crowley, Financial Analyst; and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:02 p.m.

II. PUBLIC COMMENTS

Chairman Gillam opened the floor to public comment.

The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

Al Barlington	Spoke to the urgent need to address homelessness in downtown and the need for improved housing policies; advocated for 5 percent of each REV grant or Forgivable Loan be reserved to fund housing for the homeless.
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III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. APRIL 20, 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Having called for corrections or other edits by his fellow board members and after receiving none, Chairman Gillam asked for a motion and second on the item.

Motion: BM Worsham moved to approve the minutes as presented

Seconded: BM Burch seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

B. CONSENT AGENDA

i. RESOLUTION 2022-05-04: NB TID BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

ii. RESOLUTION 2022-05-05: SS TID BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

Chairman Gillam called for a voice vote for all resolutions on the consent agenda.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

C. RESOLUTION 2022-05-01: FORD ON BAY – CARTER TERM SHEET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TERM SHEET ATTACHED HERETO AS EXHIBIT “1”; AUTHORIZING THE DISPOSITION AND REDEVELOPMENT OF A CITY OWNED RIVERFRONT PROPERTY COMPRISED OF A PORTION OF DUVAL COUNTY TAX PARCEL 073358-0000 (THE “PROPERTY”) IN ACCORDANCE WITH THE AWARD OF ISP-0287-22 TO CARTER (“DEVELOPER”) AND RESOLUTION 2022-01-02; FINDING THE CARTER PROPOSAL ATTACHED HERETO AS EXHIBIT ‘A’, AS MODIFIED BY THE REVISED SITE PLAN AND PROJECT ILLUSTRATIONS ATTACHED

HERETO AS EXHIBIT ‘B’ IN FURTHERANCE OF THE NORTHBANK CRA PLAN AND IN THE PUBLIC INTEREST ; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A PURCHASE AND SALE AGREEMENT, REDEVELOPMENT AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

BM Barakat introduced the resolution which is recommended for approval as amended by the Retail Enhancement and Property Disposition (REPD) committee.

David Nelson, representing Carter, presented the proposed changes to the project.

- On the western side of the property, the building is now set back off of Market Street with the columns removed creating an open plaza. The plaza will be activated and designed for programmed use.
 - The change is in part due to the developer’s desire to avoid the piles they are finding from previously existing buildings while performing due diligence. The other reason is that the parking deck needed to be slightly expanded to make it functional which shrinks the courtyard making it less inviting.
- Consideration of a “t-bar” for the tower.
- The amount of retail is unchanged.
- The length of the deck and ramp is longer.
- Changes to amenity deck, particularly the location and shape of the pool.
- Increase to 360 residential units.

Responding to a question from BM Froats, Mr. Nelson stated that at this point they do not know what the upper-level retail will be. They have hired Matthew Clark with Colliers to help lease the space.

Mr. Nelson confirmed for BM Barakat that there is less retail fronting Bay Street but more retail fronting the river.

BM Barakat asked if the revised design still complies with RFP requirements, particularly the retail frontage on Bay Street and the rooftop retail. CEO Boyer responded that it still complies with all requirements, however it would likely not score as high due to the lower amount of retail fronting Bay Street as well as the reduced amount of rooftop retail (from 7,000 sq ft to 1,500 sq ft).

Mr. Nelson confirmed that all the potential alternate designs would include a single tower.

BMs Moody, Citrano, and Worsham spoke in favor of the project.

BM Gibbs asked how the changes to the western portion of the site plan impact sustainability. Mr. Nelson responded that all the same goals from the RFP would still be in place, adding that the square footage is fairly close in terms of the central courtyard.

Mr. Nelson confirmed for BM Gibbs that the stairs on the southeast portion of the building are publicly accessible. Though, they will need to be redesigned because they end up on City property.

BM Burch spoke to the need for resiliency plans within the project, noting that the original submittal incorporated a terrace which could collect water in circumstances with heavy rain or flooding. Mr. Nelson stated that they have work to do in this regard, and they intend to figure out all the grades and incorporate a resiliency strategy.

CEO Boyer suggested adding an additional enumeration to “The Project” that states the project shall comply with all minimum design criteria contained in the ISP.

DIA’s Xzavier Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-05-01.

Mr. Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-05-02.

Mr. Chisholm read a Form 8B of Voting Conflict into the record for BM Barakat regarding Resolution 2022-04-08.

Motion: BM Worsham moved to amend Resolution 2022-05-01 to include an additional item in the term sheet under “The Project” that states the project shall comply with all minimum design criteria contained in the ISP.

Seconded: BM Moody seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

Motion: BM Barakat moved to approve Resolution 2022-05-01 as amended

Seconded: BM Citrano seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

D. RESOLUTION 2022-05-02: RIVERFRONT PLAZA DEVELOPMENT PAD – AMERICAN LIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE RECOMMENDATION OF THE RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE SELECTING AMERICAN LIONS, LLC (“DEVELOPER”) AS THE MOST RESPONSIVE BIDDER TO

NOTICE OF DISPOSITION ISP-0362-22 FOR THE DEVELOPMENT/REDEVELOPMENT OF CITY OWNED RIVERFRONT PROPERTY COMPRISED OF DUVAL COUNTY TAX PARCELS 074457-1100 AND 074445-0700 (THE “SOLICITATION”); FINDING THE AMERICAN LIONS, LLC PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTHBANK DOWNTOWN CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY (“RIVERVIEW PLAZA SITE”) IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER AS MODIFIED BY FURTHER NEGOTIATIONS, AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

BM Barakat presented the resolution which comes as a recommendation from the REPD committee. The resolution selects American Lions as the winning respondent and authorizes the DIA to commence negotiations. He stated that the committee was very excited about the proposal, especially its architecture and how well it integrates with the riverfront plaza. However, there was concern regarding the amount of City investment needed to make it financially feasible. The resolution was amended in committee to allow up to 105 days for a term sheet to be negotiated.

Motion: Recommended for approval out of the REPD Committee

BM Froats commented that the term sheet should incorporate the same level of amenities as in the original proposal as possible.

BM Moody spoke to the significance of the site.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 3:10 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

TAB III.C

RESOLUTION 2022-06-01: NB TID FY 22-23 BUDGET AMENDMENT

RESOLUTION 2022-06-01

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the North Bank Community Redevelopment Area pursuant to Ordinance 2012-0364; and

WHEREAS, as the Community Redevelopment Agency, the DIA is responsible for developing, approving, and implementing the budget for the Combined North Bank Community Redevelopment Area; and

WHEREAS, Pursuant to Section 106.204(c), Jacksonville Ordinance Code, the budgets for Community Redevelopment Agencies are not due until June 20 in order to allow time for revenue projections to be developed, however the City has requested tentative budget submissions by June 1; and

WHEREAS, the Finance and Budget Committee of DIA held a public meeting June 17, 2022, where they unanimously voted to tentatively approve the Combined Downtown East and Northwest Tax Increment District Budget, attached hereto as Exhibit A; and

WHEREAS, a revised budget is presented to the Board in June for final consideration since revenue and expense numbers changed by more than \$50,000 from the budget adopted at the May’s meeting; and

WHEREAS, in order to promote economic development, private capital investment and otherwise fulfill the DIA’s purposes, the attached budget for Fiscal Year 2022-2023 is to be submitted by the DIA’s Chief Executive Officer for initial budget input and unless modified in June, for consideration by the Mayor’s Budget Review Committee and the Jacksonville City Council.

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The Combined Downtown East and Northwest Tax Increment District budget for Fiscal Year 2022-2023 attached hereto as Exhibit ‘A’ is hereby adopted by the DIA.

Section 2. The CEO is authorized to submit this budget and make necessary changes thereto as required to reflect changes in actual FY23 revenue projections and FY 22 investment pool earnings with an adjusting entry in the Unallocated Plan Authorized Expenditures category to the extent that the aggregate increase or decrease in revenue is no more than \$50,000.

Section 3. The CEO is authorized to submit this budget and make necessary changes thereto as required by the Budget Office to reflect supervisory cost allocations as determined by the City, with an adjusting change in the Unallocated Plan Authorized Expenditures as required without further Board approval.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

W. Braxton Gillam IV, Esq., Chairman

Date

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

EXHIBIT A

(TO BE PROVIDED WHEN AVAILABLE)

TAB III.D

RESOLUTION 2022-06-02: SS TID FY 22-23 BUDGET AMENDMENT

RESOLUTION 2022-06-02

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the Southside Community Redevelopment Area pursuant to Ordinance 2012-0364; and

WHEREAS, as the Community Redevelopment Agency, the DIA is responsible for developing, approving and implementing the budget for the Southside Community Redevelopment Area; and

WHEREAS, pursuant to Section 106.204(c), Jacksonville Ordinance Code, the budget for Community Redevelopment Agencies are not due until June 20 in order to allow time for revenue projections to be developed, however the City has requested tentative budget submissions by June 1; and

WHEREAS, the Finance and Budget Committee of DIA held a public meeting June 17, 2022, where they unanimously voted to tentatively approve the Southside Tax Increment District Budget, attached hereto as Exhibit A; and

WHEREAS, a revised budget is presented to the Board in June for final consideration since revenue or expense numbers changed by more than \$ 50,000 from the budget adopted at the May’s meeting; and

WHEREAS, in order to promote economic development, private capital investment and otherwise fulfill the DIA’s purposes, the attached budget for Fiscal Year 2021-2022 is to be submitted by the DIA’s Chief Executive Officer for initial budget input and unless modified in June, for consideration by the Mayor’s Budget Review Committee and the Jacksonville City Council,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The Southside Tax Increment District budget for Fiscal Year 2022-2023 attached hereto as Exhibit ‘A’ is hereby adopted by the DIA.

Section 2. The CEO is authorized to submit this budget and make necessary changes thereto as required to reflect changes in actual FY23 revenue projections and FY 22 investment pool earnings with an adjusting entry in the Unallocate Plan Authorized Expenditures category to the extent that the aggregate increase or decrease in revenue is no more than \$50,000.

Section 3. The CEO is authorized to submit this budget and make necessary changes thereto as required by the Budget Office to reflect supervisory cost allocations as determined by the City, with an adjusting change in the Unallocated Plan Authorized Expenditures as required without further Board approval.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

W. Braxton Gillam, IV, Esq., Chairman

Date

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

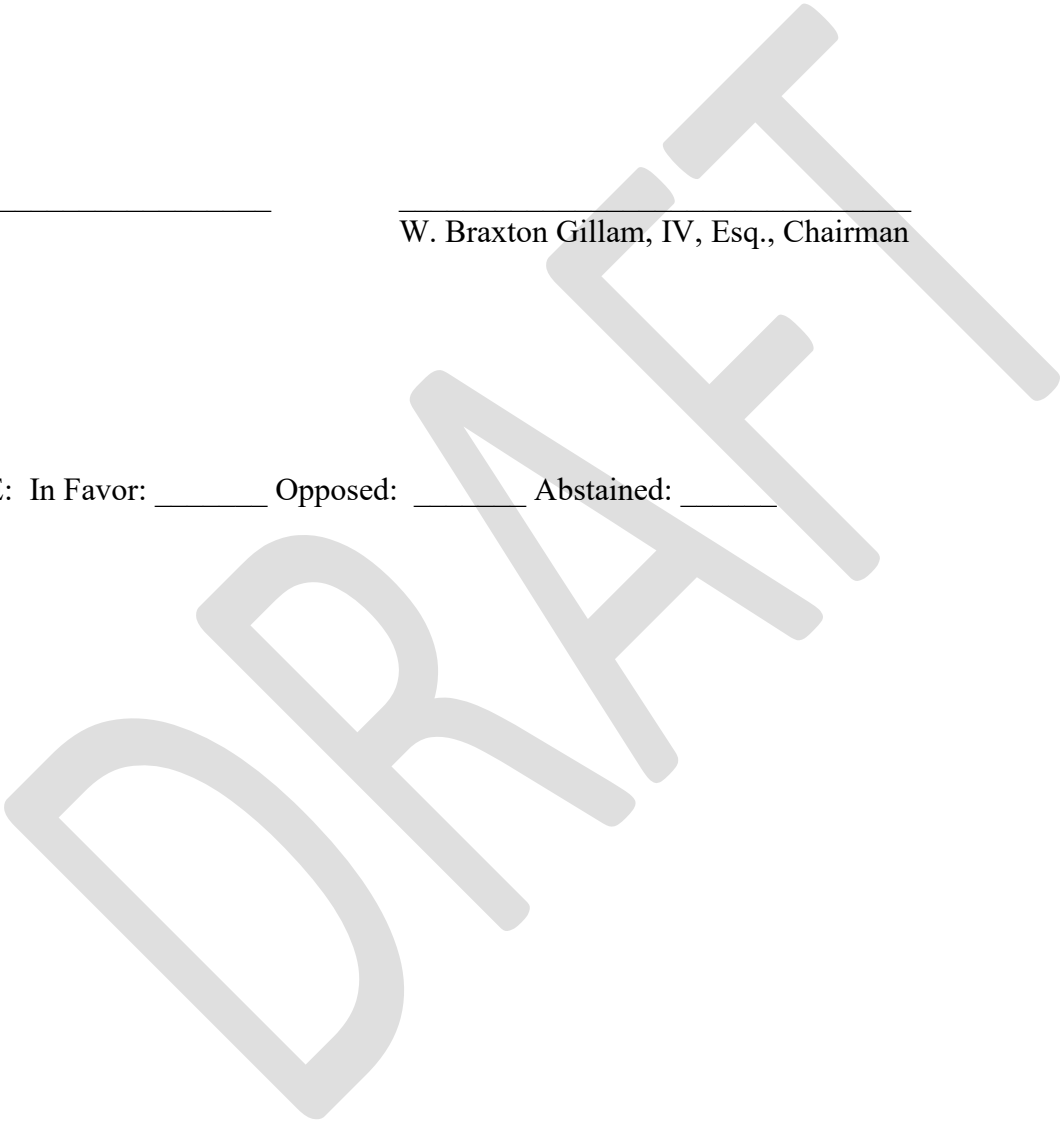


EXHIBIT A

(TO BE PROVIDED WHEN AVAILABLE)

TAB III.E

RESOLUTION 2022-06-04: SHIPYARD OFFICE PARCEL DISPOSITION

RESOLUTION 2022-06-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND COMPRISING A PORTION THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 130572-0100, “THE PROPERTY”; EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY SUBSTANTIALLY IN ACCORDANCE WITH THE NEGOTIATED TERMS TO IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) UPON EXPIRATION OF THE THIRTY-DAY NOTICE PERIOD ABSENT HIGHER RESPONSIVE OFFERS, SUBJECT TO BOARD APPROVAL OF FULLY NEGOTIATED TERMS AT A MEETING AT WHICH THE CEO OF DIA PRESENTS SUCH TERMS TO THE BOARD; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements and dispose of City-Owned property; and

WHEREAS, the City owns an approximately 1.05-acre parcel of real property which is included within a larger parcel identified by Duval County Tax Parcel Number RE# 130572-0100; and

WHEREAS, Developer was previously approved under Ordinance 2021-0673-E to develop the Property as part of a broader development effort in accordance with the Site Plan, attached as **Exhibit A**; and

WHEREAS, the Developer is under contract with the City to enter into a ground lease of the Property for a period of 40-years with one ten-year extension, which the Developer now wishes to purchase in lieu of leasing; and

WHEREAS, DIA entered into negotiation with Developer regarding the terms of the disposition and redevelopment of the Property in accordance with DIA's approved negotiated disposition process; and

WHEREAS, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA engaged an appraiser to appraise the fee simple value of the Property involved in the disposition where such value was determined to be \$3,200,000 as of March 7, 2022; and

WHEREAS, the City will consider an offer to purchase the Property for a cash payment at closing of \$3,200,000 or greater, together with a development proposal that furthers the adopted BID Plan; and

WHEREAS, the Property is located within the Combined Downtown Northbank Community Redevelopment Area ("Northbank CRA"); and

WHEREAS, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which a Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, ("BID/CRA Plan") was adopted by Ordinance 2014-560-E; and

WHEREAS, Section 55.108 of the Jacksonville Code of Ordinances grants certain powers and duties to the DIA, including:

Interpreting the BID/CRA Plan and approving development and redevelopment projects within Downtown;

Implementing the BID/CRA Plan, and negotiating and approving downtown development and redevelopment agreements, grant agreements, license agreements, and lease agreements;

Planning and proposing Projects and Public facilities within Downtown; and

WHEREAS, at a publicly noticed meeting held on June 15, 2022, the DIA Retail Enhancement and Property Disposition Committee ("REPD") recommended that the DIA Board adopt Resolution 2022-06-04; and

WHEREAS, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, will be issued; and

WHEREAS, the DIA finds that the proposed disposition and redevelopment proposal further the following Redevelopment Goal and Strategic Objectives found in the BID/CRA Plan:

Redevelopment Goal No. 1 - Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment.

Applicable Strategic Objectives:

1. Increase the opportunities for employment within Downtown.
2. Support the expansion of entertainment and restaurant facilities.
3. Increase venues, workspaces, and residential opportunities.
4. Focus efforts on drawing many diverse attractions, rather than a small number of large ones.
5. Create a consistent theme and image that conveys a sense of the excitement and activity Downtown.

Redevelopment Goal No. 3 - Simplify the approval process for Downtown development and improve departmental and agency coordination.

Applicable Strategic Objectives:

1. Provide publicly owned land and building space for public and private development which will support and strengthen Downtown's commercial and residential base and comply with the other Redevelopment Goals.
2. Initiate public-private partnerships
3. Promote clean-up and redevelopment of brownfields.
4. Provide spaces for residents to conduct community business and spaces for social events and educational programs.

Redevelopment Goal No. 4 – Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.

Applicable Strategic Objectives:

1. Improve access to and from the St. Johns River and enhance Downtown experience for all Jacksonville citizens and visitors through variety of spaces, signage, lighting, and technology.
2. Protect, enhance, and increase public perpendicular access to the Riverwalk in line with street grid.
3. Provide for proper management and maintenance of public spaces.
4. Create a mixture of uses so that housing, activities, retail, and other businesses are within useful walking distance.
5. Require all buildings to have active facades at street level. Encourage active street life through a mixture of restaurants (including cafes with outdoor seating), retail, services, and connection to the street. Minimize blank walls and surface parking.

NOW THEREFORE BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the thirty (30) day Notice of Disposition for the Property in accordance with its Negotiated Notice of Disposition Process and pursuant to the terms set forth on Exhibit C and consistent with Florida Statutes and the Ordinance Code.

Section 3. Proposals received, if any, will be reviewed by the DIA Chief Executive Officer, who will make a recommendation to the DIA Board regarding any responsive alternate proposals received.

Section 4. If no alternate responsive and qualified proposals are received, or if they are determined by the CEO to be lower in value or unresponsive, the DIA authorizes its CEO to finalize negotiation of a term sheet with Developer and present it to the Board for final approval at a meeting at which the CEO of DIA presents such terms to the board.

Section 5. The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution.

Section 6. This Resolution, 2022-06-04, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam IV, Esq., Chairman

Date

VOTE: In Favor: ___ Opposed: ___ Abstained: ___

**Exhibit A to Resolution 2022-06-04
 Site Plan including the Property (Bordered in Red)**

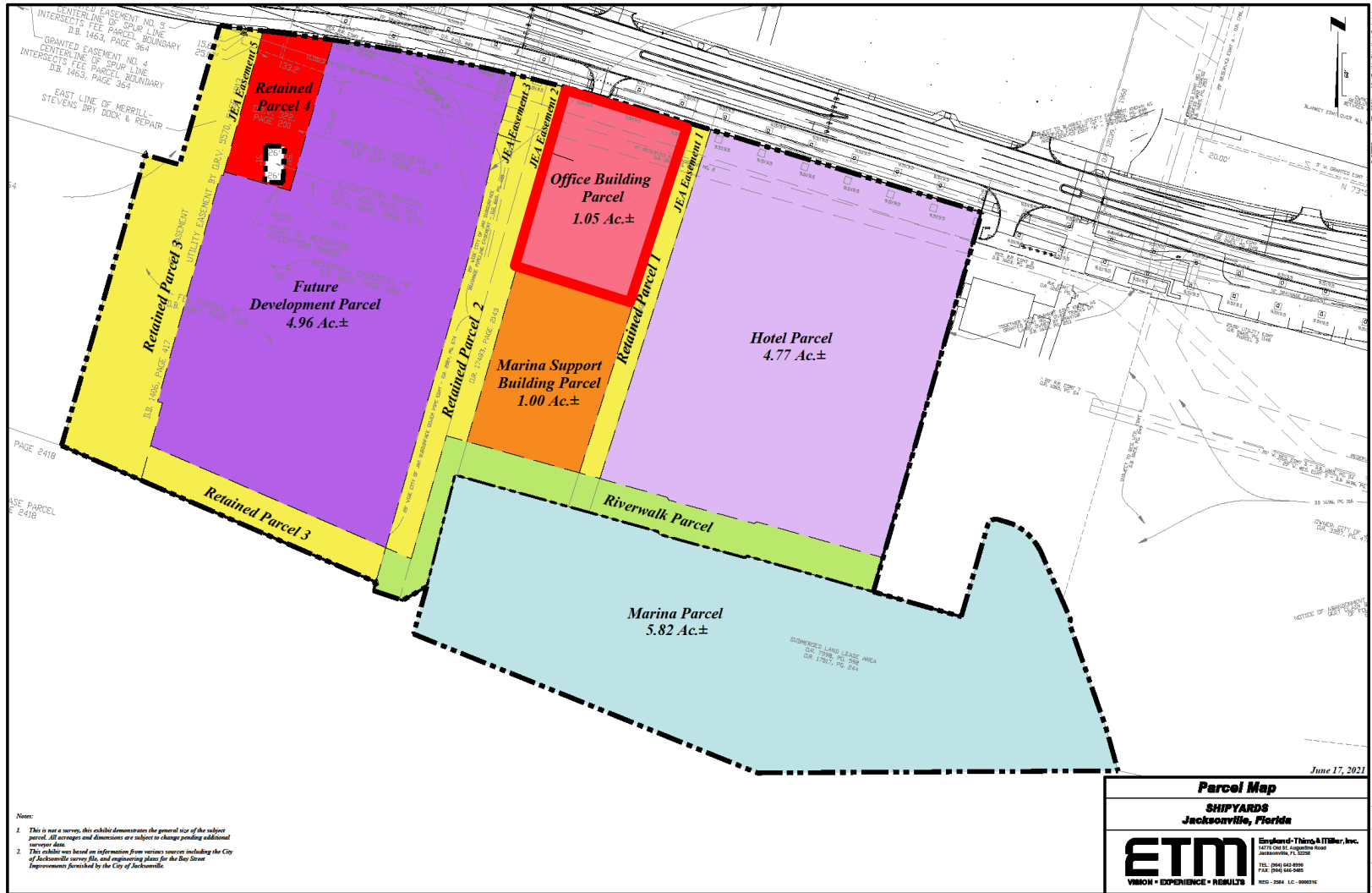


Exhibit B to Resolution 2022-06-04

CRA LAND INTERESTS TO BE CONVEYED

Office Parcel. COJ and the Downtown Investment Authority (“DIA”) to convey to Developer fee simple title to a parcel consisting of approximately 1.05-acre parcel comprising the western portion of Kids Kampus and depicted as the Office Parcel on the survey map attached hereto as **Exhibit 1**. The Office Parcel is bounded on the north by the new proposed right of way line of Gator Bowl Boulevard, bounded on the east by the JEA Easement recorded in OR Book 11109 at page 1942 and on the west by the JEA Easement recorded in OR Book 17483 at page 2143 and is a depth of 260.00 feet as measured from the northerly boundary of the Parcel. The Office Parcel does not include any interest in riparian rights or submerged lands). At Closing, the Property will be deed-restricted to preclude industrial, manufacturing, or assembly on such parcel, to ensure proper long-term maintenance and to include a right of reversions if construction is not commenced upon an agreed upon schedule.

COMPENSATION PAID TO DIA/COJ FOR PROPERTY INTERESTS

1. Fee simple purchase price for Office Parcel at the appraised value of \$3,200,000.

DEVELOPER OBLIGATIONS OFFICE PARCEL

1. Conveyance of the property will be subject to property reversion requirements to the satisfaction of the DIA Board.
2. On the Property, Developer shall design and construct the office improvements (“Office Improvements”) to include the following minimum requirements:
 - i) a Class A office building with 157,027 gross square feet (but not less than 141,300 square feet) to include leasable spaces, terraces, ground floor and common spaces, mechanical room space (including rooftop mechanical). Approximately 99,000 (but no less than 90,000 square feet) shall consist of leasable office space, and approximately 10,000 (but no less than 9,000) square feet retail/amenity/activated space (the “Office Building”) as conceptually depicted on **Exhibit 2**.
 - ii) The ground floor of the Office Building shall be constructed so that a minimum of 50% of those facades fronting Gator Boulevard and the Marina Support Building Parcel are businesses open to the general public. A majority of such space shall be retail space as defined herein. As used herein retail shall include businesses that sell products on a transactional basis to end consumers, food and beverage establishments, or providers of services targeted towards the general public (other than healthcare, advising, or counseling; provided, such exclusion shall not prohibit a gym, spa, or other amenity).

Locations should be ground floor, street or marina facing, and designed to attract the general public onto the property. Businesses, other than a gym or spa, operating primarily or exclusively on a membership basis, conducting business with customers under term arrangements, or providing goods and services targeted principally to other businesses shall not generally meet this definition, unless approved on a case-by-case basis.

3. Any improvements constructed on the Office Parcel shall comply with the Downtown Zoning Overlay and be subject to DDRB approval.
4. Upon commencement of vertical construction of the Office Improvements, Developer shall provide DIA/COJ with a completion guaranty ensuring completion of the Hotel Improvements. The completion guaranty in favor of DIA/COJ shall be subordinate to any completion guaranty provided to Developer's lender, if any.

COJ AND DIA OBLIGATIONS TO DEVELOPER

1. DIA/COJ to convey the Office Parcel, with an appraised fee simple value of \$3,200,000, in as-is condition subject to easements and encumbrances of record, if any.

Exhibit 1

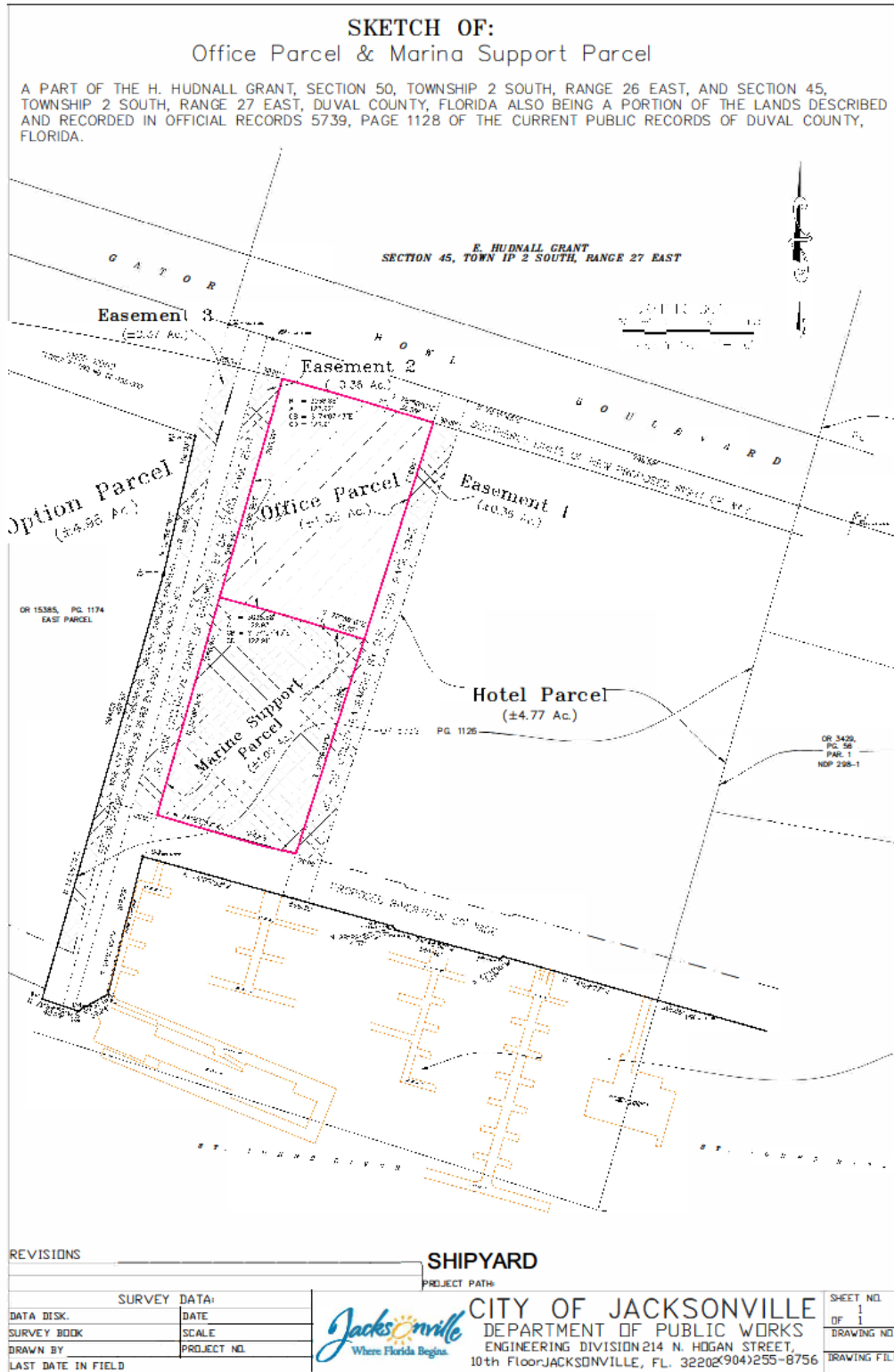


Exhibit 2



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PLANNING

05.19.2023

FOUR SEASONS HOTEL & RESIDENCES JACKSONVILLE
Jacksonville, Florida

AERIAL VIEW FROM GATOR BOWL BLVD.

Exhibit C to Resolution 2022-06-04

Essential Terms of Disposition Notice

1. Location: A portion of Duval County Tax Parcel Number RE# 130572-0100 depicted on Exhibit A map as the Office Parcel.
2. Property Interest considered for disposition: Fee simple subject to a restrictive covenant to ensure elimination of blight and proper maintenance over time and taxable status as well as a right of reversion if construction of vertical improvements is not commenced on a mutually agreeable schedule.
3. Disposition Parcel size: 1.05 acres
4. Use: Class A office building with approximately 157,027 gross square feet; at least 9000 square feet of which shall be ground floor retail
5. Minimum private capital investment: \$48.5 million
6. Proposal must include cash purchase price offered including specifically amount payable in cash at closing. Proposal must identify any financing contingencies.
7. Proposal must identify if Developer/Tenant is exempt from payment of ad valorem taxes or if taxes will be paid on the proposed improvements to be constructed on the parcel.
8. Proposal must identify date for commencement of construction of proposed improvements and completion of the same
9. Development proposal must comply with the Downtown Zoning Overlay and Downtown Design Standards.

TAB IV.A

**MAY 18, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
MINUTES**



Downtown Investment Authority
Hybrid Meeting
Wednesday, May 18, 2022 – 3:10 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members (BM): Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Todd Froats; Ron Moody; and David Ward, Esq.

DIA Board Members Excused: None

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Communication and Marketing Specialist (via Zoom); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Wanda J. Crowley, Financial Analyst; and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 3:10 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. APRIL 20, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Chairman Gillam called for edits or corrections to the minutes by the Board.

BM Moody called attention to an incorrect vote count for Resolution 2022-04-11: Kings Avenue DPRP. The correct vote count should read 5-0-1 (Abstain: Moody).

Motion: BM Moody moved to approve the minutes with the proposed correction.

Seconded: BM Ward seconded the motion

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0

B. CONSENT AGENDA

i. RESOLUTION 2022-05-03: ADMIN BUDGET FY 22-23

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2022-2023 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Recommended for approval by the Finance and Budget committee.

Chairman Gillam called for a voice vote on the consent agenda items.

Vote: Aye: 9 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 9-0-0.

C. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- There will be a Finance and Budget committee meeting next month to take up revised budgets. Staff does not yet have the preliminary tax estimates, so the current budgets are likely to be off.
- The 11E property balloons next year. Staff are currently in discussion regarding a potential contract, and it is increasingly likely that there will be a payoff of that loan next year.
- At the request of BM Froats, a meeting has been scheduled with the auditors.
- Design is advancing on the Riverfront Plaza park space.
- Contracts are being finalizing for the Shipyards West park design.
- Iguana is requesting modifications to the proposal – expect to see those in June or early July. CEO Boyer will be providing Iguana an extension of a few days for their closing.
- Both the BID and CRA update legislation and downtown overlay legislation have been filed.

VIII. CHAIRMAN REPORT

Chairman Gillam spoke to the Lunch and Learn held for City Council Members to present the BID and CRA update. He described the pushback received from Council Members when he explained the need for a streamlined process due to the frustration that has been communicated by developers regarding the long process when dealing with the City. He urged his fellow Board Members to help communicate to Council Members the need for a streamlined process.

Responding to a question from BM Worsham regarding the funding of downtown CIP projects and how the requests have been received, CEO Boyer stated that the DIA's priorities identified by the Board have been communicated but she won't know what CIP projects will be included in the Mayor's budget proposal until it is developed. She is coordinating with Public Works and the Parks department – who actually submit the request for the projects because they fall under their jurisdiction – and will provide them with a ranked list.

IX. ADJOURN

ADJOURNMENT: There being no further business, Madam Chair Worsham adjourned the meeting at 3:25 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

TAB IV.C

RESOLUTION 2022-06-03: BICENTENNIAL EVENT CONTRIBUTION

RESOLUTION 2022-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A THIRTY THOUSAND FIVE HUNDRED DOLLAR (\$30,500) CONTRIBUTION FROM THE EVENT CONTRIBUTION LINE ITEM WITHIN THE FY 21-22 ADMINISTRATIVE BUDGET TO JESSIE BALL DUPONT FUND FOR THE JACKSONVILLE BICENTENNIAL “JAXNEXT 100 PROPOSAL”; FUNDING TO BE IN ACCORDANCE WITH ATTACHMENT ‘A’ TO THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the mission of the DIA is, “To drive growth in business and investment, create a vibrant urban living environment and enhance quality of life in Downtown Jacksonville through the transparent and responsible leveraging of public investments, assets, infrastructure, and policy.; and

WHEREAS, the efforts of the DIA seek to facilitate success towards achieving Community Redevelopment Area Goals in support of the aforementioned mission. Specifically:

Redevelopment Goal No. 4 Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions; and

WHEREAS, the Jessie Ball DuPont Fund is a non-profit, non-partisan, organization that “envision a world in which every member of those communities feels like they belong”; and

WHEREAS, the JaxNext 100 Proposal includes “five days in August 2022 (August, 9-13), local creatives and Jacksonville citizens will come together at The Jessie to not only reflect on Jacksonville’s past, but imagine its next 100 years. The Jessie will celebrate Jacksonville’s bicentennial in a diverse and inclusive atmosphere with a variety of events open to the public that lift up and celebrate our creative economy and the variety of ways artists help shape our story and history.”

NOW THEREFORE, BE IT RESOLVED by the Downtown Investment Authority:

Section 1. The DIA will contribute \$30,500.00 to the Jessie Ball Dupont Fund as an event contribution for their JaxNext 100 bicentennial event.

Section 2. The DIA authorizes its CEO to take all necessary actions to effectuate the purpose of this Resolution.

Section 3. 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

W. Braxton Gillam IV, Esq., Chairman

Date

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

DRAFT



JaxNext 100 Proposal

For five days in August 2022 (August, 9-13), local creatives and Jacksonville citizens will come together at The Jessie to not only reflect on Jacksonville's past, but imagine its next 100 years. The Jessie will celebrate Jacksonville's bicentennial in a diverse and inclusive atmosphere with a variety of events open to the public that lift up and celebrate our creative economy and the variety of ways artists help shape our story and history. The activities that take place over this week will be documented in an online digital time capsule for all future Jaxsons to enjoy (www.jaxnext100.com). This event will be widely marketed to all Duval County residents using traditional media and social media outlets to reach as many people as possible.

The Jessie's goal with this programming (and all of its programming) is to activate this section of Downtown Jacksonville for all residents, increase local foot traffic in this vicinity to enhance surrounding local businesses, and provide more options for activities that keep people engaged Downtown past 5pm on weekdays and on weekends. In this bicentennial activation plan, we will work with surrounding businesses to create options for attendees to visit their establishments before and after our events. We will advertise within those places to attract their customers and attach surrounding businesses to our marketing efforts as appropriate. On three nights we will work with adjacent businesses to host an official afterparty. We believe our building can serve as a galvanizing center for this section of Downtown and we plan to use our placemaking efforts to continue to spur growth and activity in this region.

Tuesday, August 9 - Artist Salon

In partnership with the Cultural Council, The Jessie will host its inaugural artist salon (which will continue on a quarterly basis). Artists will come together to bond, network, and get out of their heads for a little while. It is a conversation, a support group, and sometimes a counseling session. But it is always a networking extravaganza. Salon is an experimental lab for new ideas, and a place to learn and grow by leaps and bounds as an artist and professional. Food and drink will be provided. In this inaugural salon, artists will help us think about ways we can support and help them grow here on the First Coast in the future and work through the challenges of the past to build a more sustainable creative economy in Jacksonville. Each salon will also include optional training sessions to help artists develop the "business side" of being an artist. Working to schedule an after party at an adjacent business.

Budget for event: \$3,500

Wednesday, August 10th - Our Music, Our Future

Curated by Winterland presents, 4 local and national musical acts will converge on The Jessie and perform against a stunning visual backdrop in its artful alleyway space. In the Great Hall a vinyl market, synthesizer explorations/soundbath meditation will be set up for visitors to explore. Local food trucks will be on site for dining options. The event will feature other placemaking options in partnership with DVI. Entry is free to all. Outdoor music will end by 10pm sound curfew.

Budget for event: \$17,925

Thursday, August 11 - Cinematic Futures

In partnership with and curated by Adam and Monique Madrid, The Jessie will host filmmakers who will present new work that shares their own ideas, vision and expression through reflection on its last 200 years, imagining its next 100 years or a combination of the two through the lens of diversity and inclusivity. If film is your medium of creative expression, this event is for you! Based on other film events in Jacksonville, we expect 25-30 individual submissions from local filmmakers.

There will be an independent panel of judges and cash prizes will be awarded in:

1. Narrative short, short film or documentary - \$1,500 first place, \$1,000 runner up, \$750 student winner, \$500 student runner up, \$750 3rd place, \$600 4th place, and \$500 for fifth place. Winners will also receive trophies. As a surprise at the event, all filmmakers that make a film that does not place will get an equal amount of the remaining cash award of \$3,000.

Submissions are due by July 31st for consideration.

The public event with free entry for all will feature screenings of the winning films, Q&A with filmmakers, food, drinks and an afterparty. Winners will be announced live at the event to build excitement and participation.

Participants

- Open to any filmmaker that lives, or has a connection to or an affiliation with the city of Jacksonville. Student filmmakers include all entrants 18 and under.

Length

- Limited to 10 minute maximum run time for all submitted films

Prompt

Filmmakers will create a new work that shares their own ideas, vision and expression through reflection on Jacksonville's last 200 years, imagining its next 100 years or a combination of the two through the lens of diversity and inclusivity.

Submission can be up to 10 minutes max. Can be 1080p or 4k. Must be in a mp4 or mov file. Submissions can be sent to: submissions@LOLJAX.com with the subject line: "JAXNext100 Film". More than one submission can be sent in per filmmaker. Any question regarding the specifics of submission can be emailed to info@loljax.com.

Budget for event: \$15,000

Friday, August 12 - We have the WRITE to our Future

In partnership with 904Ward and Jax by Jax, The Jessie will host writers, poets and spoken word artists who will present new work that shares their own ideas, vision and expression of

Jacksonville's through reflection on its last 200 years, imagining its next 100 years or a combination of the two through the lens of diversity and inclusivity. If you use words as your creative tool this event is for you! There will be an independent panel of judges and cash prizes will be awarded in:

1. Story or Essay - \$1,000 first place, \$750 runner up, \$500 student winner, 5 honorable mentions at \$200 each
2. Page Poetry - \$1,000 first place, \$750 runner up, \$500 student winner, 5 honorable mentions at \$200 each
3. Spoken Word- \$1,000 first place, \$750 runner up, \$500 student winner, 5 honorable mentions at \$200 each

Submissions are due by July 12th for consideration.

The public event with free entry for all will feature live readings by winning authors and spoken word performers, food, drinks and more. Winners will be announced live at the event to build excitement and participation. Working to schedule an after party at an adjacent business.

Participants

- Open to any writer that lives, or has a connection to or an affiliation with the city of Jacksonville. Student writers include all entrants 18 and under.

Length

- Limited to 1,000 words for story or essay
- Limited to 2 pages for page poetry
- Limited to 5 minutes for spoken word video/audio recordings

Writing Prompts for writers to choose from:

1. **Past:** Write about a historical person, place, or thing in Jacksonville and how they or it impacted you, people of the past, or the city itself.
2. **Present:** In what ways has our city embraced the diversity of people living here? In what ways can the City address the remaining challenges to embracing diversity?
3. **Future:** Choose a line or lines from the Johnson Brothers song *Lift Every Voice and Sing* and how those words inspire your vision of Jacksonville's future?

Budget for event: \$17,250

Saturday August 13 - Jacksonville's Past - Present - Future: 'Rivers, Threads, Pockets and Bubbles

In partnership with Moving the Margins and 904Ward, The Corner Gallery will present an unprecedented collaboration between four local visual artists that express their unique artistic visions of where Jacksonville has been, where it is now, and where it is heading. The opening of this exhibit, which will run through October, will feature artists talks, live performances, food, and free drinks. Working to schedule an after party at an adjacent business.

Budget for event: This event is fully funded via a Jessie Ball duPont Fund grant

Marketing budget for media buys and placement: \$7,500
Fiscal sponsorship fee to 904Ward: \$2,850 (5%)
Total Budget for all events & marketing: \$64,025

Total Request from DIA = \$30,500
Total Funded by Jessie Ball duPont Fund = \$33,525

TAB IV.D

RESOLUTION 2022-06-05: 600 PARK STREET ALLOCATION

RESOLUTION 2022-06-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING ONE HUNDRED FIFTY (150) HOTEL ROOMS AND TWO THOUSAND (2,000) SQUARE FEET OF RETAIL/RESTAURANT ENTITLEMENTS TO KELCO CL, LLC, OR AN AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 090395 0000 AND 090394 0000 (“PROPERTY”); 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, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

WHEREAS, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District”; and

WHEREAS, there exists 3,222 unallocated hotel room entitlements and 2,733,393 square feet of unallocated retail/restaurant entitlements within the CBD Existing Entitlements; and

WHEREAS, the Developer received Downtown Development Review Board approval for a hotel and attached restaurant on the Property,

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 hereby finds that the allocation is generally supported by the following Redevelopment Goal and specifically the following benchmark within that Redevelopment Goal:

Redevelopment Goal 3, Increase and diversify the number and type of retail, food and beverage, and entertainment establishments in Downtown.

Benchmark Tax: Value of freestanding single tenant or multi-tenant retail, restaurant and entertainment venues and Impact to TIF and Future Projections (mixed use included elsewhere as office, hotel or residential).

Section 3. The DIA hereby allocates 150 hotel room entitlements and 2,000 square feet of retail/restaurant entitlements to KELCO, CL, LLC, or their assigns for use on the Property. KELCO, CL, LLC, may, with prior approval by the DIA Chief Executive Officer, whose approval will not be unreasonably withheld, assign this allocation.

Section 4. This allocation of development rights is contingent upon a commencement of construction date that is within one year of the execution date of this resolution and a completion date of eighteen months from the date construction commencement. The DIA Chief Executive Officer, upon show of good cause by the Developer, may extend either the commencement or completion deadlines by up to an additional six months, providing that cumulatively the extensions do not exceed six months.

Section 5. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 6. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam IV, Esq., Chairman

Date

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

TAB IV.E

RESOLUTION 2022-06-06: 600 PARK STREET STORMWATER CREDIT PURCHASE

RESOLUTION 2022-06-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SALE OF UP TO 1.35 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO KELCO CL, LLC OR AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 090395 0000 AND 090394 0000 (COLLECTIVELY THE “PROPERTY”); 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, 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 Department of Public Works has determined that there are approximately 158 acres of surplus Water Quality Compensatory Credits available 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 8, which calls for DIA and the City to: *Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.*; and

WHEREAS, through the adoption of Resolution 2017-06-06 the DIA instructed its Chief Executive Officer to effectuate a process whereby the DIA and the City make surplus Water Quality Compensatory Credits available to developers through sale or other conveyance; and

WHEREAS, Ordinance 2017-0516 was adopted by City Council thereby creating a process for the sale and conveyance of surplus Water Quality Compensatory Credits; and

WHEREAS, the Developer wishes to purchase up to 1.35 acres of surplus Water Quality Compensatory Credits.

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 sale by the City of up to 1.35 credit acres of Surplus Water Quality Compensatory Credits to Developer for application on the Property at a rate of \$34,948.25 per credit acre pursuant to the formula for determining such credit acre purchase price contained within Ordinance 2017-0516 and memorialized in Chapter 55, Jacksonville Code of Ordinances. Should sale of the credits not be completed within one year from the execution date of this resolution, this resolution shall become null and void without further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion and upon show of good cause, extend the one year deadline by an additional six months.

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

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam IV, Esq., Chairman

Date

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

TAB IV.F

RESOLUTION 2022-06-07: MARINA SLIPS ALLOCATION

RESOLUTION 2022-06-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING THREE (3) MARINA SLIPS TO THE PARKS, RECREATION AND COMMUNITY SERVICE DEPARTMENT ACTING ON BEHALF OF THE CITY OF JACKSONVILLE; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

WHEREAS, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District”; and

WHEREAS, there exists 84 unallocated marina slips within Downtown that may be allocated by the DIA without further action by City Council, and an additional 400 slips that may be allocated by DIA following adoption of a Resolution and City Council adoption of an Ordinance; and

WHEREAS, the Parks, Recreation and Community Services Department has requested three (3) transient slips as part of the Southbank Riverwalk expansion adjacent to Baptist Hospital on the Southbank; and

WHEREAS, the Florida Fish and Wildlife Commission (“Commission”) has requested that DIA memorialize all marina slips with a formal allocation, and provide such to the Commission,

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 hereby finds that the allocation is specifically supported by the following Redevelopment Goals:

Redevelopment Goal 7: Capitalize on the aesthetic beauty of the St. John’s River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville.

Redevelopment Goal 8: Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

Section 3. The DIA hereby allocates three (3) marina slips to the Parks, Recreation and Community Services Department of the City of Jacksonville.

Section 4. Should the Parks, Recreation and Community Services Department of the City of Jacksonville fail to procure all necessary permits to construct the requested marina slips and fail to construct the slips within two (2) years, this resolution and the allocation of development rights will become null and void without further action by the DIA. Should, after constructed, the use cease for 180 days or greater, this Resolution and the allocation of development rights will become null and void without further action by DIA.

Section 5. The Chief Executive Officer is hereby authorized to take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 6. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam IV, Esq., Chairman

Date

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