



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 West Duval Street, Jacksonville, FL. 32202
1st Floor, Lynwood Roberts Room
Wednesday, July 19, 2017 – 2:00 P.M.

MEMBERS:

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

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

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. June 21, 2017 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2017-06-03: Notice of Disposition Brooklyn Property*
	C. Resolution 2017-07-01: 11E Loan Restructuring*
	D. Resolution 2017-07-02: Lease Agreement – North Florida Land Trust*
	E. June 21, 2017 Community Redevelopment Agency Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. June 21, 2017 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2017-06-05: Matching Grant Funding*
	C. Resolution 2017-06-06: Legislation for the Sale and Conveyance of Surplus Downtown Water Quality Compensatory Credits*
	D. Resolution 2017-06-07: Allocation of Development Rights*
	E. Resolution 2017-07-03: Extension of Allocation of Development Rights (Elements Development of Jacksonville, LLC)*
	F. Resolution 2017-07-04: Site Access Agreements*
	G. June 21, 2017 Downtown Investment Authority Meeting Transcript
IV.	CHIEF EXECUTIVE OFFICER REPORT
V.	DDRB BRIEFING
VI.	OLD BUSINESS
	A. Election of Officers
	B. CEO Evaluation
VII.	NEW BUSINESS
VIII.	PUBLIC COMMENTS
IX.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
City Hall at St. James
117 W. Duval Street, Lynwood Roberts Room 1st Floor
Wednesday, July 19, 2017- 2:00 p.m.

Community Redevelopment Area Board
MEETING MINUTES

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

Board Members Absent: Jack Meeks, Vice Chairman and Marc Padgett

Council Members: Council President Anna Brosche, Council Member Lori Boyer and Council Member Greg Anderson.

Mayor's Staff: Dr. Johnny Gaffney

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

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER – Chairman Bailey

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

He welcomed Council President Anna Brosche. Council President Brosche thanked the Board for the opportunity to visit the meeting and appreciate the work that is being done relating to downtown.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. RESOLUTION 2017-06-03: NOTICE OF DISPOSITION BROOKLYN PROPERTY

RESOLUTION 2017-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE PURSUANT TO SECTION 163.380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES, IN RESPONSE TO A PROPOSAL SUBMITTED BY THE FERBER COMPANY FOR THE CONVEYANCE OF CITY-OWNED PROPERTY CONSISTING OF DUVAL COUNTY TAX PARCELS 089042 0000, 089043 0000 AND 089051 0000, ALL OF WHICH ARE LOCATED AT THE INTERSECTION OF LEILA STREET AND RIVERSIDE AVENUE AND ARE COLLECTIVELY REFERRED TO AS THE “JUGHANDLE”,

COMBINED WITH THAT PORTION OF THE MAY STREET RIGHT-OF-WAY AT ITS INTERSECTION WITH LEILA STREET AND EXTENDING SOUTHWEST FOR APPROXIMATELY 208 FEET, AS MORE FULLY ILLUSTRATED BY EXHIBIT ‘A’ TO THIS RESOLUTION; INSTRUCTING DIA’S CEO TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace provided a summary of Resolution 2017-06-03 referred to as the “jughandle.” He is seeking permission from the Board to move forward with the unsolicited proposal.

Council Member Boyer mentioned to make sure that Leila Street remains open for people and that JTA’s access was not was not impaired.

Mr. Parola stated Leila Street has to be brought up to City Standard and reviewed by the DDRB.

Board Member Barakat commented that CM Boyer’s comment is important to the extent that does become a Skyway stop. Council Member Boyer advised following up with Mr. Barakat’s comments and asked Jim Klement about the DDRB landscape standards. Referencing Riverplace Boulevard, she pointed out not leaving it up to each developer to decide on particular materials to be used.

Board Member Barakat stated that for now, it needs to be consistent with what is there on Magnolia and Stonewall today.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-06-03.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2017-07-01: 11 E. LOAN RESTRUCTURING

RESOLUTION 2017-07-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO ENTER INTO A LOAN MODIFICATION WITH THE CITY OF JACKSONVILLE SELF INSURANCE FUND (“SIF”) OF THE LOAN USED TO FUND THE REDEVELOPMENT OF THE LYNCH BUILDING (11E) IN DOWNTOWN; EXTENDING THE LOAN TERM; AND REDUCING THE LOAN INTEREST RATE; AND ALSO REDUCING THE ANNUAL LOAN PAYMENT DUE FROM THE DOWNTOWN EAST TAX INCREMENT TRUST FUND (TID”) TO THE SIF; AFFIRMING THE PROPOSED TERMS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace provided a summary of Resolution 2017-07-01 for which proposed at the Mayor’s budget to City Council hearing on August 18th, 2017.

Tom Daly stated that the maturity date is October 1, 2021. Chief Executive Officer Wallace stated that there would be a payoff amount of \$8.290 million that would be due at that time.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-07-01 AS APPROVED.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. RESOLUTION 2017-07-02: LEASE AGREEMENT – NORTH FLORIDA LAND TRUST

RESOLUTION 2017-07-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE AN AGREEMENT WITH THE NORTH FLORIDA LAND TRUST FOR THE LEASE OF THAT CITY-OWNED PROPERTY COMMONLY REFERRED TO AS “BREWSTER HOSPITAL” PURSUANT TO RESOLUTION 2017-05-01 AND NOTICE OF DISPOSITION ISP-0511-17; REAFFIRMING THE GENERAL TERMS AND CONDITIONS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace brought forth Resolution 2017-07-02. He noted that a modification was made at the last meeting by Board Member Barakat regarding the duration for five years with a five-year option. Board Member Barakat stated that there were two. The first one was at a fixed-rate schedule and the second was at a fair market value.

Board Member Durden wanted to make sure that the Board was clear to staff, that it would not go beyond the first five years for free rent. Mr. Parola recalled the conversation with Mr. McCarthy.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2017-07-02 AS APPROVED.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 2:35 p.m.

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



Downtown Investment Authority
Board Meeting Minutes
City Hall at St. James Building
1st Floor; Lynwood Roberts Room
Wednesday, July 19, 2017 2:00 p.m.

Downtown Investment Authority Board
MEETING MINUTES

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

Board Members Absent: Jack Meeks, Vice Chairman and Marc Padgett

Council Member(s): Council Member Lori Boyer and Council Member Greg Anderson

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

Office of General Counsel: John Sawyer, Esquire

I. CALL TO ORDER – Chairman Bailey

Chairman Bailey called the Downtown Investment Board Meeting to order at 2:35 p.m.

Chairman Bailey stated that we do not need to approve the meeting because a transcript was provided.

Chairman Bailey made the Board aware that Item D Resolution 2017-06-07: Allocation of Development Rights was being deferred.

II. ACTION ITEMS

A. RESOLUTION 2017-06-06: LEGISLATION FOR THE SALE AND CONVEYANCE OF SURPLUS DOWNTOWN WATER QUALITY COMPENSATION CREDITS

RESOLUTION 2017-06-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO PURSUE LEGISLATION TO EFFECTUATE A PROCESS BY WHICH TO SELL OR OTHERWISE CONVEY SURPLUS WATER QUALITY COMPENSATORY CREDITS FOR THE PURPOSE OF PROMOTING REDEVELOPMENT WITHIN DOWNTOWN JACKSONVILLE; APPROVING A GENERAL PROCESS FOR THE SALE OR CONVEYANCE OF SURPLUS WATER QUALITY COMPENSATORY

CREDITS AS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace brought forth Resolution 2017-06-06. The legislation has been filed with City Council and may be currently in committee.

Guy Parola introduced Bill Joyce, Public Works Operations Director. Mr. Joyce summarized the storm water bank, which was developed from series city storm water ponds. The development would contact DIA and Public Works will determine the need or the amount of storm water credits available. Chairman Bailey thanked Mr. Joyce for educating the Board and may ask him to come back to provide a history lesson.

Mr. Parola stated that “the Mayor has the authority to spend up to hundred thousand dollars.”

Council Member Boyer enlightened the Board that this sounds like it is up to future appropriation either by City Council so the referenced hundred thousand dollars is typical of every departmental account. The Mayor has transfer authority to spend up to a hundred thousand dollars on something that he decides to spend it on.

Board Member Barakat proposed an amendment for those dollars to go under the jurisdiction of the DIA. He wants to make sure it is noted that CEO Wallace to take the help for the developer and get these credits through the bureaucracy. CEO Wallace responded that was the intent of the legislation. The DIA is responsible to have Public Works makes a review of the project, and then takes it to the Chief Administrative Officer to gain the approval to move forward.

Board Member Durden would like assurance that unused credits would be tied to the redevelopment project.

Chairman Bailey asked John Sawyer how to indicate this process for specificity of the resolution. Mr. Sawyer responded that he has not seen the legislation that is being filed and is unaware of how the cash flows are intended to work.

Board Member Durden asked John and DIA staff to consider having some kind of claw back in the standard agreement just in case something happens and the project doesn’t go forward.

Board Member Barakat asked “when the does the purchase occur of those credits?” Bill Joyce stated that it may happen the day of the actual approval. They will not approve a ten-set or a project without the credits being purchased.

Council Member Boyer stated that the DIA can come up with a list of things that they would like in the resolution. She asked Mr. Joyce if the quality credits are the same kind of TMDL quality credits that are in our settlement agreement with the EPA that have to achieve a certain number by.

Mr. Joyce replied Yes, they function in the same capacity as wet pond would, which would qualify for TMDL credits.

The Board discussed the timing of the project.

Board Member Barakat proposed an amendment to Exhibit A, third bullet:

- Proceeds from Credit Sale: to add “in accordance with the CRA Plan and with Notice to the DIA Board” to the last sentence.

Mr. Sawyer stated that there will be a recommendation to Council “pursuant to and in accordance with the CRA Plan and with Notice to the DIA Board.” Chairman Bailey indicated that this is a recommendation; it does not change the resolution.

Mr. Sawyer pointed out having a one-page addendum where suggested changes are being made.

Chairman Bailey asked the Board was all in favor of the motion to amend Exhibit A of Resolution 2017-06-06.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-06-06 AS APPROVED AND AMENDING EXHIBIT A PROCESS: third bullet PROCEEDS FROM CREDIT SALE: BY ADDING “PURSUANT TO AND IN ACCORDANCE WITH THE CRA PLAN AND WITH NOTICE TO THE DIA BOARD” TO THE LAST SENTENCE.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2017-07-03: EXTENSION OF ALLOCATION OF DEVELOPMENT RIGHTS (ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC)

RESOLUTION 2017-07-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) REAFFIRMING THE ALLOCATION OF DEVELOPMENT RIGHTS GRANTED PURSUANT TO THE ADOPTION OF RESOLUTION 2015-08-01; EXTENDING THE DEADLINE IDENTIFIED IN SECTION 4 OF RESOLUTION 2015-08-01 FROM AUGUST 26, 2017, TO SEPTEMBER 1, 2018; 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 FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace brought forth Resolution 2017-07-03.

Chairman Bailey asked Board Member Barakat to chair in the interim. Chairman Bailey returned.

Board Member Moody noted that as long as they are showing their due diligence, he did not see why the Board could not grant this change.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-07-03 AS AMENDED EXTENDING THE DEADLINE IDENTIFIED IN SECTION 4 OF RESOLUTION 2015-08-01 FROM AUGUST 26, 2017, TO SEPTEMBER 1, 2018.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. RESOLUTION 2017-07-04: SITE ACCESS AGREEMENTS

RESOLUTION 2017-07-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE SITE ACCESS, LICENSE AND RELATED AGREEMENTS (COLLECTIVELY, THE “AGREEMENTS”) FOR PURPOSES SUCH AS SHORT-TERM CONSTRUCTION STAGING AREAS, TEMPORARY STORAGE, EVENTS, AND OTHER LAWFUL PURPOSES; LIMITING THE TERM FOR SUCH AGREEMENTS TO NOT MORE THAN 180 DAYS UNLESS SPECIFICALLY AUTHORIZED BY THE DIA BOARD; REQUIRING THE AGREEMENTS TO INCLUDE A TERMINATION FOR CONVENIENCE CLAUSE; INSTRUCTING THE CEO TO OBTAIN FORM APPROVAL FROM THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTING THE AGREEMENTS; REQUIRING APPROVAL BY THE CITY’S RISK MANAGEMENT DIVISION PRIOR TO EXECUTING THE AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

Chief Executive Officer Wallace brought forth Resolution 2017-07-04.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-07-04.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

D. RESOLUTION 2017-06-05: MATCHING GRANT FUNDING

Chief Executive Officer Wallace brought forth Resolution 2017-06-05.

Board Member Barakat discussed a conversation with Artist Kathy Stark about developing artwork regarding natural resources and showcasing our state parks and National Endowment of the Arts within the city limits of Jacksonville and in Northeast Florida.

Chairman Bailey stated that CEO Wallace will bring Resolution 2017-06-05 back to the Board at the next meeting.

III. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace informed the Board that it was that time again to recommend a slate of officers. He requested the Board to entertain suspending the bylaws and keeping the slate of officers as they are; Mr. Bailey as Chairman, Mr. Meeks as Vice Chair, and Ms. Durden as Secretary.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS THAT THE BOARD TEMPORARILY SUSPEND BYLAWS 4.3 AND 4.4, PERTAINING TO THE ELECTION OF OFFICERS FOR THE COMING YEAR AND TO NOMINATE THE FOLLOWING SLATE OF OFFICERS: AS CHAIR, JIM BAILEY. VICE CHAIR, JACK MEEKS. SECRETARY BRENNAN DURDEN.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

IV. DDRB BRIEFING

Jim Klement updated the Board. The DDRB will hold their next meeting on Thursday, July 28th at 4:00 p.m. He invited the DIA Members to attend the joint DIA/DDRb Brooklyn River Road Diet discussion that will be open to the public and be part of the presentation. Chairman Bailey stated the DDRB Members are a dedicated group of architects.

V. OLD BUSINESS

Board Member Barakat thanked all of the Board Members for completing the CEO's Evaluation. He will hand out the report for the August Board Meeting that is due in September. The scores will be entered in the system by then.

CEO Wallace informed the Board about the DDRB appeal hearing of the Southbank Ventures Apartments project. The appeal has been filed and will be heard Wednesday, August 16, 2017. The DIA Board will receive plenty of information in a reasonable period of time.

John Sawyer stated that Council Member Boyer requested that staff coordinate to bring forth a resolution before the Board regarding the DDRB appeal process.

VI. NEW BUSINESS

CEO Wallace was still working with OGC regarding the noticing of Cathedral District-Jax, Inc. They are holding a meeting and would love to have as many people to hear the work that is being proposed in the Cathedral area.

VII. PUBLIC COMMENTS

Wayne Wood commented on the discussion for the Resolution for the JEA Land swap with the Universal Marion Building.

There being no further business, Chair Bailey adjourned the meeting at approximately 4:30 p.m.

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

RESOLUTION 2017-07-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO ENTER INTO A LOAN MODIFICATION WITH THE CITY OF JACKSONVILLE SELF INSURANCE FUND (“SIF”) EXTENDING THE TERM; AND REDUCING THE INTEREST RATE; AND ALSO REDUCING THE ANNUAL PAYMENT DUE FROM THE LOAN FROM THE SIF TO THE DOWNTOWN EAST TAX INCREMENT TRUST FUND (TID”) USED TO FUND THE REDEVELOPMENT OF THE LYNCH BUILDING (11E) IN DOWNTOWN; AFFIRMING THE PROPOSED TERMS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the DIA is the Successor Agency to the Jacksonville Economic Development Commission with respect to the three (3) Downtown Tax Increment Finance Districts; and

WHEREAS, on December 12, 2000 the City of Jacksonville, via Ord. 2001-795-E, and through the JEDC, issued a loan from the SIF to the Northbank Downtown [EAST] Tax Increment District Trust Fund (the “TID”) in the amount of \$17,816,000 with a 20 year term, 40 year amortization schedule, and an interest rate of 6% per annum; and

WHEREAS, from 2003 through and including 2017, the TID has made annual payments to the Fund in the amount of \$1,294,313.43; and

WHEREAS, on October 1, 2021 the final loan payment is due, including a principal balloon payment, in the amount of \$8,290,400.64; and

WHEREAS, the existing payment schedule places an annual burden on the TID which restricts the ability of the DIA to incentivize new projects, and the current projections for TID revenue indicate that the TID will not have sufficient funds to make the 2021 balloon payment; and

WHEREAS, the Fund has agreed to seek legislation to restructure the loan to the TID, reducing the interest rate to 3% per annum, reducing the annual payment to \$800,000, and extending the term of the loan from October 1, 2021 to July 1, 2033; NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

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

Section 2. The DIA approves the proposed loan modification terms, and supports the Fund in sponsoring legislation to enact the proposed loan modifications.

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purposes set forth in this Resolution, including, but not limited to, the execution of all contracts, loan documents, and other instruments.

Section 4. The DIA affirms its concurrence with the proposed terms and conditions included hereto as Exhibit 'A'.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chair

Date

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

FORM APPROVAL:

Office of General Counsel

11E Lynch Building City Amortization Change Interest Rate and Payments

KASfinancing/6.20.17

6.00%

Date	FY Budget	Payment	Interest	Principal	Balance
7/1/03					17,816,000.00
9/30/03		323,578.25	267,240.00	56,338.25	17,759,661.75
10/1/03	2002/03	1,294,313.43		1,294,313.43	16,465,348.32
9/30/04	2003/04	1,294,313.43	987,920.90	306,392.53	16,158,955.79
9/30/05	2004/05	1,294,313.43	969,537.35	324,776.08	15,834,179.71
9/30/06	2005/06	1,294,313.43	950,050.78	344,262.65	15,489,917.06
9/30/07	2006/07	1,294,313.43	929,395.02	364,918.41	15,124,998.65
9/30/08	2007/08	1,294,313.43	907,499.92	386,813.51	14,738,185.14
9/30/09	2008/09	1,294,313.43	884,291.11	410,022.32	14,328,162.82
9/30/10	2009/10	1,294,313.43	859,689.77	434,623.66	13,893,539.16
9/30/11	2010/11	1,294,313.43	833,612.35	460,701.08	13,432,838.08
9/30/12	2011/12	1,294,313.43	805,970.28	488,343.15	12,944,494.93
9/30/13	2012/13	1,294,313.43	776,669.70	517,643.73	12,426,851.20
9/30/14	2013/14	1,294,313.43	745,611.07	548,702.36	11,878,148.84
9/30/15	2014/15	1,294,313.43	712,688.93	581,624.50	11,296,524.34
9/30/16	2015/16	1,294,313.43	677,791.46	616,521.97	10,680,002.37
9/30/17	2016/17	1,294,313.43	640,800.14	653,513.29	10,026,489.09

3.00%

9/30/18	2017/18	800,000.00	300,794.67	499,205.33	9,527,283.76
9/30/19	2018/19	800,000.00	285,818.51	514,181.49	9,013,102.27
9/30/20	2019/20	800,000.00	270,393.07	529,606.93	8,483,495.34
9/30/21	2020/21	800,000.00	254,504.86	545,495.14	7,938,000.20
9/30/22	2021/22	800,000.00	238,140.01	561,859.99	7,376,140.20
9/30/23	2022/23	800,000.00	221,284.21	578,715.79	6,797,424.41
9/30/24	2023/24	800,000.00	203,922.73	596,077.27	6,201,347.14
9/30/25	2024/25	800,000.00	186,040.41	613,959.59	5,587,387.56
9/30/26	2025/26	800,000.00	167,621.63	632,378.37	4,955,009.18
9/30/27	2026/27	800,000.00	148,650.28	651,349.72	4,303,659.46
9/30/28	2027/28	800,000.00	129,109.78	670,890.22	3,632,769.24
9/30/29	2028/29	800,000.00	108,983.08	691,016.92	2,941,752.32
9/30/30	2029/30	800,000.00	88,252.57	711,747.43	2,230,004.89
9/30/31	2030/31	800,000.00	66,900.15	733,099.85	1,496,905.04
9/30/32	2031/32	800,000.00	44,907.15	755,092.85	741,812.19
7/1/33	2032/33	758,502.96	16,690.77	741,812.19	-
		32,496,782.66	14,680,782.66	17,816,000.00	

RESOLUTION 2017-07-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE AN AGREEMENT WITH THE NORTH FLORIDA LAND TRUST FOR THE LEASE OF THAT CITY-OWNED PROPERTY COMMONLY REFERRED TO AS “BREWSTER HOSPITAL” PURSUANT TO RESOLUTION 2017-05-01 AND NOTICE OF DISPOSITION ISP-0511-17; REAFFIRMING THE GENERAL TERMS AND CONDITIONS IDENTIFIED IN EXHIBIT ‘A’; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the vacant building and real property commonly known as Brewster Hospital (the “Property”) is located within Downtown’s North Bank CRA; and

WHEREAS, by adoption of Resolution 2017-05-01, the DIA instructed its CEO to issue a notice for disposition as required by Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code; and

WHEREAS, through the City’s Procurement Department DIA issued notice of disposition ISP-0511-17 in accordance with the above mentioned statutory and local ordinance code requirements; and

WHEREAS, after the required 30-day notice period, the DIA did not receive any further proposals in response to ISP-0511-17; and

WHEREAS, via Resolution 2017-05-01 the DIA previously approved the general terms and conditions for lease of the Brewster Hospital, which are included as Exhibit ‘A’; and

WHEREAS, Section 122.434(d), Ordinance Code, requires City Council approval of the agreement if the sales price of the property to be disposed of is greater than \$25,000; NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

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

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purposes set forth in this Resolution, including, but not limited to, the execution of all contracts, lease agreements and other instruments.

Section 3. The DIA reaffirms its concurrence with the general terms and conditions as previously approved through adoption of Resolution 2017-05-01, included hereto as Exhibit 'A'.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chair

Date

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

FORM APPROVAL:

Office of General Counsel

May 4, 2017

Aundra Wallace, CEO
Downtown Investment Authority
City of Jacksonville
117 W Duval St
Jacksonville, FL 32202

Re: Unsolicited Proposal – Brewster Hospital

Dear Mr. Wallace:

The North Florida Land Trust, a not-for-profit Jacksonville based entity, is pleased to present an unsolicited proposal for the purposes of leasing the City-owned property at 915 West Monroe Street known as the Brewster Hospital site. As you may know, the Land Trust has as part of its mission the preservation of historic resources of North Florida. Clearly, the preservation of Brewster Hospital is within our mission. While we would much prefer to purchase the property, but we understand the City would rather lease and are offering to do so at this time.

Situation:

The City owns the former Brewster Hospital at the corner of Monroe and Davis streets in La Villa as well as several adjacent parcels within the block. Our understanding is that the building contains 5,688 square feet of rentable space.

The City has kept the historic brick and frame building in good shape with exterior wood rot remediation having been the most recent repair. Nonetheless, the building still lacks certain improvements such as an elevator or secure parking that would be required for office occupancy.

In addition to attracting a rent-paying tenant, the City would like to be able to display and make available to the public certain artifacts depicting the Hospital's history. After discussions with the staff, we have concluded the following:

Objectives:

City

- preserve the historic building and showcase its history
- improve the building and site to accommodate a rent paying commercial tenant using the tenant's money where possible
- generate cash from rent to support its downtown development mission
- not be involved in day to day property management or the costs associated therewith

Land Trust

- Occupy an historic building and use its occupancy to enhance the surrounding neighborhood as an urban extension of its land trust brand

PROTECTING LAND, PRESERVING OUR FUTURE

- Accommodate its growing office requirements while keeping its identity
- Pay less than class A market rates in keeping with its non-profit mission
- Ultimately own the building if possible

Funding of necessary improvements:

- The tenant will fund, and undertake with the City's approval, an initial capital improvement program to bring the property up to commercial standards including the installation of:
 - an elevator and any other handicap requirements;
 - an off-street parking lot;
 - fencing, lighting, and other necessary security features to protect the parking lot
 - a kitchen and small eating area for employees
 - improvements recommended by the contractor

Lease Structure:

The rent for the property will be consistent with Class B office space in a downtown fringe location.

- The North Florida Land Trust proposes to lease the space for a five-year period beginning on the date of occupancy with two options to renew for five additional years each or purchase the property if both parties agree. Neither the City nor the Land Trust pays taxes and the City self-insures the building; therefore, the Land Trust will only need to pay tenant insurance. The Land Trust will manage the building and directly pay operating expenses and minor maintenance including utilities, janitorial, systems inspections, pest control, site and landscape maintenance, and security.
- The Land Trust therefore proposes a Net Lease, as defined above, at the rate of \$12.50 per square foot.
- The City, as owner, is responsible for building and site capital improvements and replacements. Because of the historic nature of the building and its importance to the community, this would include painting, brick repointing, wood rot replacement, roof repair and all other work required to keep the building water tight and in good exterior repair
- Additionally, the Land Trust estimates that it will need \$250,000 to bring the building up to commercial standards and maintain the historic integrity of the building. As a result, the Land Trust proposes to offset that expense with free rent until the principle and accrued interest (at a market amortization rate) has been retired.
- As an acknowledgment of and the City's historic interest, the Land Trust will designate an area within the building's first floor to house an exhibit memorializing the history of Brewster Hospital. That area will be available to the Brewster and Community Nurses Association for meetings and events.

The Brewster Hospital is a wonderful community asset that has been idle for far too long. We believe that the structure we are proposing allows the City and the Land Trust to bring the unique qualities of each to bear in a way that accomplishes what neither entity could achieve on its own, matches the risks and benefits of redevelopment appropriately, and is reflective of the unique asset and situation that this property represents.

We look forward to a long and fruitful relationship with the Downtown Investment Authority and the City of Jacksonville.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. McCarthy', with a long horizontal flourish extending to the right.

Jim McCarthy, President

RESOLUTION 2017-07-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) REAFFIRMING THE ALLOCATION OF DEVELOPMENT RIGHTS GRANTED PURSUANT TO THE ADOPTION OF RESOLUTION 2015-08-01; EXTENDING THE DEADLINE IDENTIFIED IN SECTION 4 OF RESOLUTION 2015-08-01 FROM AUGUST 26, 2017, TO SEPTEMBER 1, 2018; 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 FOR AN EFFECTIVE DATE.

WHEREAS, the DIA in its role as Master Developer for the Consolidated Downtown Development of Regional Impact adopted Resolution 2015-08-01; and

WHEREAS, through the adoption of Resolution 2015-08-01 the DIA Board of Directors allocated certain development rights from the South Side Component Area of the Consolidated Downtown Development of Regional Impact to Elements Development of Jacksonville, LLC; and

WHEREAS, Section 4 of Resolution 2015-08-01 required that Elements Development of Jacksonville, LLC, DIA and the City enter into a Development Agreement by August 26, 2017; and

WHEREAS, due to the size and complexity of the proposed development plan, negotiations between Elements Development of Jacksonville, LLC, DIA and the City are ongoing, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA hereby reaffirms the Allocation of Development Rights granted by adoption of Resolution 2015-08-01 and hereby extends the deadline identified in Section 4 of Resolution 2015-08-01 to September 1, 2018.

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

Section 3. This Resolution shall become effective upon its approval by the DIA and execution by the Chair of the DIA Board.

SIGNATURES ON FOLLOWING PAGE

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Jr., Chairman

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

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2017-07-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE SITE ACCESS, LICENSE AND RELATED AGREEMENTS (COLLECTIVELY, THE “AGREEMENTS”) FOR PURPOSES SUCH AS SHORT-TERM CONSTRUCTION STAGING AREAS, TEMPORARY STORAGE, EVENTS, AND OTHER LAWFUL PURPOSES; LIMITING THE TERM FOR SUCH AGREEMENTS TO NOT MORE THAN 180 DAYS UNLESS SPECIFICALLY AUTHORIZED BY THE DIA BOARD; REQUIRING THE AGREEMENTS TO INCLUDE A TERMINATION FOR CONVENIENCE CLAUSE; INSTRUCTING THE CEO TO OBTAIN FORM APPROVAL FROM THE OFFICE OF GENERAL COUNSEL PRIOR TO EXECUTING THE AGREEMENTS; REQUIRING APPROVAL BY THE CITY’S RISK MANAGEMENT DIVISION PRIOR TO EXECUTING THE AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance 2014-560-E the City assigned management of certain City-Owned properties and buildings to the DIA; and

WHEREAS, from time to time it is requested of DIA staff to allow for temporary use of its managed properties for such purposes as construction staging areas, temporary storage, for use in connection with special events, and the like; and

WHEREAS, the DIA desires to empower its CEO with the authority to execute on behalf of the DIA Site Access, License and similar Agreements on its behalf without further need for DIA Board approval in accordance with the DIA’s authority under Section 55, Ordinance Code; 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 its CEO to execute the Agreements subject to the following limitations:

- i. Agreements for a term of greater than 180 days shall require DIA Board Approval.
- ii. Agreements shall include a Termination for Convenience clause.
- iii. Prior to execution, the CEO shall first obtain Form Approval from the Office of General Counsel.

- iv. Prior to execution, the CEO shall first obtain approval by the City's Risk Management Division as to insurance and indemnification requirements.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chair

Date

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