

RESOLUTION 2024-02-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A PARKING SCREENING GRANT TO SALLY INDUSTRIES, INC. (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jacksonville Ordinance Code Subpart H Downtown Overlay Zone and Downtown District Use and Form regulations Section 656.361.6.2.L “Screening and Landscaping of Surface Parking, Trash, Storage, and Loading Areas” sets forth criteria for the requirements for screening and landscaping of Accessory and On-site parking lots to be achieved by July 1, 2024; and

WHEREAS, in Ordinance 2022-372-E, which updated the DIA BID Plan, the Downtown Investment Authority created the DIA Parking Screening Grant to assist with the costs of compliance with the landscaping and screening requirements of 656.361.6.2.L; and

WHEREAS, the Grantee submitted an application to the DIA under the Parking Screening Grant Program to update their On-site parking lot; and

WHEREAS, the application was reviewed by the DIA staff and found to be consistent with program guidelines, the BID Plan and CRA Plan for the Downtown Northbank CRA; and

WHEREAS, the design was reviewed by the DDRB staff and found to be consistent with 656.361.2.L, the BID Plan and CRA Plan for Downtown Northbank; and

WHEREAS, to assist the Grantee with the costs of compliance with 656.361.2.L the DIA proposes to provide a Grant in an amount not to exceed EIGHTEEN THOUSAND SIX HUNDRED AND FIFTY-NINE DOLLARS and 00/100 (\$18,659.00), or 50% of Eligible Costs, whichever is lower, to the Grantee; and

WHEREAS, the financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A to this Resolution; and

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.

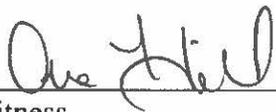
Section 2. The DIA hereby approves the award of a Parking Screening Grant in an amount not to exceed \$18,659.00 with funding from the Combined Northbank CRA TID to be provided to the Grantee to in accordance with the term sheet attached hereto as Exhibit A.

Section 3. The Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

Section 4. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

WITNESS:

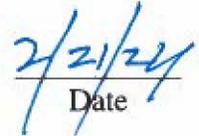
DOWNTOWN INVESTMENT AUTHORITY



Witness



James Citrano, Chairman



Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

Exhibit A to Resolution 2024-02-08

Term Sheet

DIA Parking Screening Grant:

Developer/Applicant: Sally Industries, Inc. d/b/a Sally Dark Rides

Project Location: 745 W Forsyth Street

Total Project Cost: Actual total costs incurred in the fulfillment of the Project, estimated at \$37,317, to be supported by invoices and other documentation as may be requested indicating amounts paid for eligible costs as outlined in program guidelines.

Equity (proposed): \$18,658 (but not less than 50.0% of Total Project Cost)

City Funding: The lesser of \$18,659 or 50.0% of Total Project Cost through the City of Jacksonville, Downtown Investment Authority

Infrastructure: No City of Jacksonville infrastructure improvements are contemplated.

Land: No land or building owned by the City of Jacksonville land is requested by the project.
City Funding pursuant to this Resolution:

DIA Parking Screening Grant ("Grant"):

- Up to \$18,659 from the Northbank CRA Parking Screening Grant Program
- Funding may be requested only after the completion of the work as proposed in the application, and materially consistent as found in Figure 1 of this Term Sheet.
- Work shall be inspected for compliance with the application as submitted, and all invoices and any other supporting documentation must be submitted for satisfactory review and approval by DIA Staff prior to funding.

The Grant approval is contingent upon the following:

1. Only work on the on-site parking lot as submitted in the application is eligible for reimbursement.
2. Applicant must be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or non-compliance).
3. The property being improved may not have any outstanding liens or violations.

4. Applicant must not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property from which the grant is sought or other similar rehabilitation grants.
5. Applicant must comply with City of Jacksonville JSEB program for renovation work associated with grant.
6. Must maintain the improvements in good repair.

Minimum Total Project Costs:

- The Minimum Total Project Costs through completion to remain eligible for the City Funding as proposed will be \$37,317, for work performed and costs incurred materially consistent as outlined in Figure 2.
- Amounts spent on Total Project Costs below this amount will result in a reduction in Grant to 50% of such reduced amount; however, Total Project Costs less than 90% of the minimum will result in forfeiture of the Grant.
- Percent of total COJ investment to Total Project Cost: $\$18,659/\$37,317 = 50.0\%$

Performance Schedule:

- Following the requisite approvals of this Grant and upon entering into a Redevelopment Agreement of the Grant Agreement (the "Effective Date"), the Applicant agrees to pull all required permits and complete the Project within 180 days.
- The Redevelopment Agreement shall allow the DIA CEO to extend the performance schedule for up to three 90 days in her sole discretion for good cause shown by Applicant.

Figure 1.

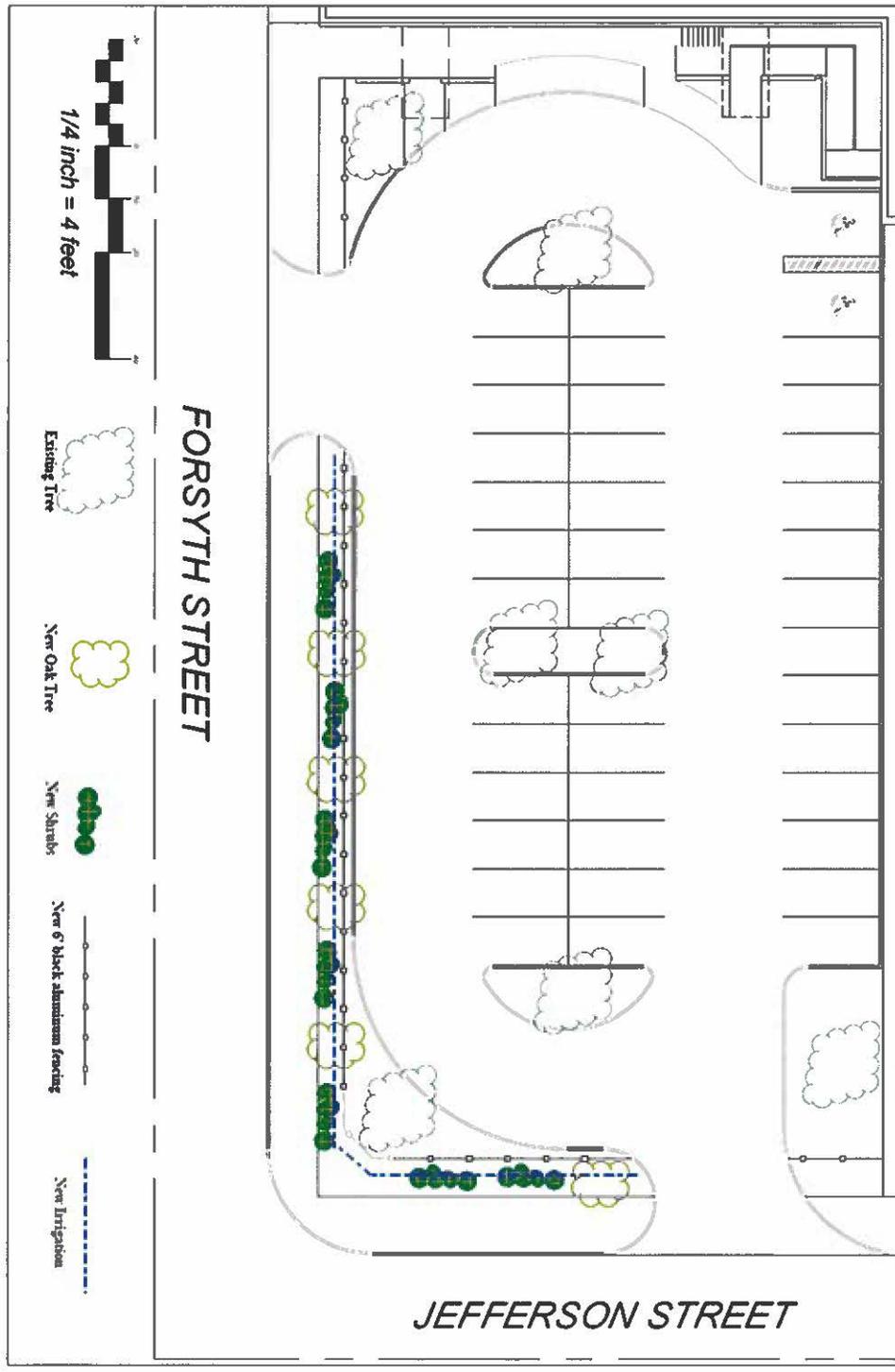


Figure 2.

Armstrong Fencing

6" Commercial grade black aluminum fencing		
All post set in concrete		
4" End & corner posts		
	Total	\$ 13,730.00

Intrascapes Landscape

Site work and hauling debris		\$ 4,000.00
Deliver and install 6 oak trees		\$ 8,400.00
Deliver and Install 65 ligustrums		\$ 4,420.00
Irrigation repairs and new installation		\$ 3,727.00
Mulch		\$ 1,840.00
Dumpster and haul off fee		\$ 1,200.00
	Total	\$ 23,587.00

Total Project cost: \$ 37,317.00

City Grant 50%: \$ 18,659

Sally Cost 50%: \$ 18,658



Downtown Investment Authority

PARKING SCREENING GRANT PROGRAM

February 14, 2024

Applicant/Project Name:	Sally Industries, Inc. d/b/a Sally Dark Rides
Property/Project Location:	745 W Forsyth Street Jacksonville, FL 32202
Total Project Cost:	\$37,317
Sally Contribution:	\$18,658
Parking Screening Grant Funding:	\$18,659

Project Description:

The applicant, Sally Industries, Inc, d/b/a Sally Dark Rides has applied for a Parking Screening Grant for their headquarters located at 745 West Forsyth Street in the Northbank CRA. Sally Industries has been in business for over 40 years, is the owner of the property since 1999 and is a manufacturer of animatronics with clients worldwide. They also conduct free tours of their robot factory at 745 W Forsyth Street by reservation.

Program Considerations:

The Parking Screening Grant was created to assist with the costs of compliance with the landscaping and screening requirements of 656.361.6.2.L, that go into effect July 1, 2024, for accessory and on-site surface parking facilities. Accessory and on-site parking facilities are defined as

Accessory Parking Lot means a surface parking facility that provides a majority of available parking for a specific use or uses, such as for the exclusive use of customers, users or employees of a particular business or location. The facility may be located on or off the site of the use or uses to which it is accessory. A fee may or may not be charged. An accessory parking lot need not be under the same ownership as the specific use or uses to which it is accessory. If not under the same ownership, evidence of a long-term lease must be provided supporting the claim the lot is an accessory parking lot to the specific use or uses.

On-Site Parking means a surface or structured parking facility which is used for the sole purpose of parking motorized vehicles located on the same property as the principle use for which the parking is utilized.

The tiered approach offers applicants who **do not** request a deviation from DDRB up to 50% if the Grant Agreement is executed after June 30, 2023, but before May 17, 2024.

Sally Industries, Inc. submitted their application for Tier 2 Funding which states:

A Parking Screening Grant Agreement executed after June 30, 2023, but before May 17, 2024, Tier 2 Funding will pay for:

- Up to fifty percent (50%) of the costs of materials and labor, excluding soft costs and permit costs, with a maximum award of up to \$50,000, providing that an applicant has not sought a deviation from §656.361.6.2.L; or

The grant funds may be used for fencing, screening, landscaping, buffers and hardscaping of on-site parking facilities that are properly permitted and, at the time they were created, were of lawful use.

The program also requires that:

- The DDRB staff review and approve compliance with the Ordinance Code
- All property taxes are paid and current
- No contractor or other outstanding liens
- Agreement is made prior to any work commencement
- Work must be completed within 180 calendar days from the execution of the agreement

Current Parcel Conditions:

There is some landscaping interior to and bordering the current parking lot. The additions would include a 6 foot high Commercial Grade black aluminum fence with posts set in concrete, (6) Oak trees (4" caliper), (65) ligustrums (7 Gallon), new irrigation lines for all new plantings, and mulch around new and current shrubs and trees.





Scope of Work:

Site Preparation:

- Remove (6) crape myrtles.
- Remove sod for new fence, trees & shrubs.
- Re-grade area for new install.

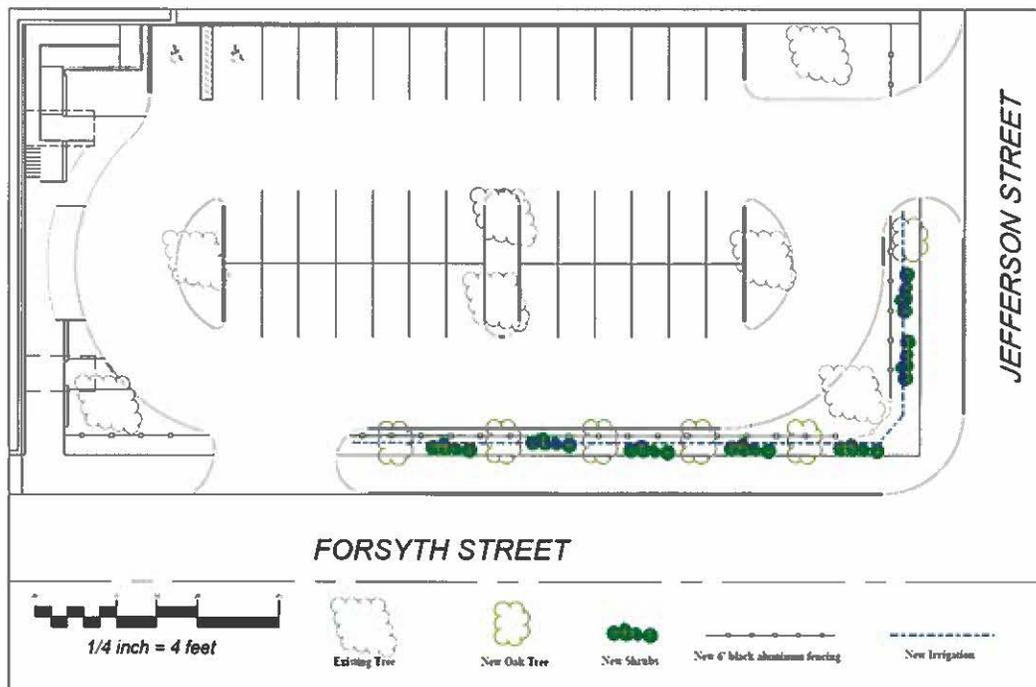
Landscape & Irrigation:

- Install (6) Oak trees (4" Cal).
- Install (65) 7 gal. ligustrums.
- Install new drip lines around Ligustrums.
- Install new tree bubblers at the base of new Oak trees.
- Install new 7" pop ups for remaining turf area.

Fencing:

- Install 6' high Black Aluminum ornamental fencing per city specifications

Proposed Design Plan:



Total Project Costs:

Armstrong Fencing

6" Commercial grade black aluminum fencing		
All post set in concrete		
4" End & corner posts		
Total		\$ 13,730.00

Intrascapes Landscape

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Armstrong Fencing							
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	Irrigation repairs and new installation			\$ 3,727.00			
	Mulch			\$ 1,840.00			

	Dumpster and haul off fee			\$ 1,200.00			
			Total	\$ 23,587.00			
			Total Project cost:	\$ 37,317.00			
			City Grant 75%	\$ 27,988			
			Sally Cost 25%	\$ 9,329			

Staff Findings:

The current parking lot is out of compliance. The new plan submitted does meet staff review of the guidelines and was reviewed and approved by the DDRB staff. Sally Industries, Inc. did not seek a deviation from DDRB.

The budget was presented and approved by DIA staff. All property taxes have been verified as paid and current. There are no liens found on the property. The Agreement will be signed and executed prior to the commencement of any work and will be completed within 180 days of execution of the agreement.

The Northbank Parking Screening Grant balance is \$200,000, leaving \$181,341 after funding of this award.