



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**City Hall at St. James Building
117 W. Duval Street, 1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202
Wednesday, December 12, 2018 – 2:00 P.M.**

MEMBERS:

James Bailey, Chairman
 Craig Gibbs, Vice Chairman
 Ron Moody, Secretary
 Oliver Barakat, Board Member
 Carol Worsham, Board Member

Dane Grey, Board Member
 Todd Froats, Board Member
 Marc Padgett, Board Member
 Braxton Gillam, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. November 14, 2018 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2018-12-01: ISP-0447-17 Strategic Implementation Committee Action*
	C. Resolution 2018-12-02 Downtown Vision Inc. Services Agreement*
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. November 14, 2018 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2018-12-03: Extension of Development Rights (Blue Sky Communities)*
	C. Resolution 2018-12-04: Supporting Ordinance 2018-771*
IV.	CHIEF EXECUTIVE OFFICER REPORT
	A. Resolution 2018-12-05: Authorization To Execute Contract with Executive Search Firm*
V.	CHAIRMAN REPORT
VI.	DDRB BRIEFING
VII.	OLD BUSINESS
VIII.	NEW BUSINESS
IX.	PUBLIC COMMENTS
X.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
City Hall at St. James Building, 117 West Duval Street,
First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202

Wednesday, December 12, 2018 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Vice Chairman; Oliver Barakat; Dane Grey, Todd Froats; Ron Moody; Marc Padgett and Carol Worsham

Board Members Absent: Jim Bailey, Chairman and Braxton Gillam, Esq.

Council Members: None

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

DIA Staff: Brian Hughes, Mayor's Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jackie Mott, Accountant, Jim Klement, Development Coordinator; and Karen Underwood-Eland, Executive Assistant

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:00 p.m.

I. CHAIRMANS REPORT

Vice Chairman Gibbs called the CRA meeting to order.

A. November 14, 2018 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING THE NOVEMBER 14, 2018 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0

B. Resolution 2018-12-01: ISP-0447-17 Strategic Implementation Committee Action

RESOLUTION 2018-12-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ADOPTING THE STRATEGIC IMPLEMENTATION COMMITTEE'S RECOMMENDATION TO TERMINATE NEGOTIATIONS WITH JACOBS ENGINEERING, THE HIGHEST RANKED PROPOSAL TO ISP-0447-18;

REJECT ALL PROPOSALS RELATING TO ISP-0447-18; TERMINATE ISP-447-18 (THE “NOTICE”); PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2018-12-01.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. Resolution 2018-12-02: Downtown Vision Inc. Services Agreement

RESOLUTION 2018-12-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE MAINTAINING OF A 1.1 MILLS ASSESSMENT PAID TO DOWNTOWN VISION, INC. BY NON-EXEMPT PROPERTIES WITHIN THE BUSINESS IMPROVEMENT DISTRICT; SUPPORTING THE MAINTAINING OF THE EXISTING BUSINESS IMPROVEMENT DISTRICT BOUNDARIES; SUPPORTING THE ADOPTION BY THE CITY COUNCIL OF AN ENHANCED MUNICIPAL SERVICES AGREEMENT (THE “2019 SERVICES AGREEMENT”) ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Jake Gordon, Downtown Vision Inc Chief Executive Officer was present.

Board Member Barakat entered the proceedings and abstained from voting due to his Board membership on the Downtown Vision Inc.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2018-12-02.

THE MOTION PASSED UNANIMOUSLY 6-0-1 (Barakat abstained).

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II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

Occurs post-closing of Community Redevelopment Agency Meeting.

III. CEO REPORT

Occurs post-closing of Community Redevelopment Agency Meeting.

IV. DDRB BRIEFING

Occurs post-closing of Community Redevelopment Agency Meeting.

V. OLD BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VI. NEW BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VII. PUBLIC COMMENTS

None

VIII. ADJOURNMENT

There being no further business, Vice Chairman Gibbs adjourned the CRA meeting at approximately 2:15 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
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, December 12, 2018 – 2:15 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq. Vice Chairman; Oliver Barakat; Dane Grey; Todd Froats; Ron Moody; Marc Padgett and Carol Worsham

Board Members Absent: Jim Bailey, Chairman, Braxton Gillam, Esq.

Council Members: Lori Boyer

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

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:15 p.m.

I. CALL TO ORDER

Vice Chairman Gibbs called the DIA meeting to order at 2:15 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. Approval of the November 14, 2018 DIA Regular Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER WORSHAM APPROVING THE NOVEMBER 14, 2018 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. Resolution 2018-12-03: Extension of Development Rights (Blue Sky Communities)

Mark Scruby, Senior Counsel with Rogers Towers was present to answer any questions.

RESOLUTION 2018-12-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING SECTIONS 4 AND 5 OF RESOLUTION 2018-08-04 ATTACHED HERETO AS EXHIBIT ‘A’; 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.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. Resolution 2018-12-04: Supporting Ordinance 2018-771

RESOLUTION 2018-12-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE ADOPTION BY THE CITY COUNCIL OF CITY COUNCIL BILL NUMBER 2018-771, WHICH BILL AMENDS THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) DEVELOPMENT ORDER TO EXPAND THE GEOGRAPHIC BOUNDARY DESCRIPTION OF THE PROPERTY IDENTIFIED WITHIN THE DRI DEVELOPMENT ORDER TO INCLUDE THAT PROPERTY KNOWN AS METROPOLITAN PARK AND ALSO THAT PARCEL OF LAND COMMONLY REFERRED TO AS “LOT J” LOCATED ADJACENT TO AND WESTERLY OF TIAA BANK FIELD; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2018-12:04.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

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III. CEO REPORT

A. Resolution 2018-12-05: Authorization to Execute Contract with Executive Search Firm

Interim CEO Hughes advised the Board to support an authorization for him to engage and sign the contract with Jorgenson Consulting and arrange them on the schedule for future board meetings to work on the CEO Search.

RESOLUTION 2018-12-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") AUTHORIZING AND INSTRUCTING ITS INTERIM CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT FOR EXECUTIVE SEARCH SERVICES WITH JORGENSEN CONSULTING, INC. PURSUANT TO P-03-19; AUTHORIZING ITS INTERIM CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2018-12-05.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

IV. DDRB BRIEFING

Jim Klement provided a brief summary of the agenda items. The DDRB meeting will be held Thursday, December 13, 2018 at 2:00 in the Lynwood Roberts Room. The next meeting will be scheduled Thursday, January 10, 2019 at 2:00 p.m. in the Don Davis Room.

V. OLD BUSINESS

None

VI. NEW BUSINESS

Council Member Boyer updated the Board regarding a lunch-and-learn meeting Wednesday, December 19th at noon regarding the downtown design standards. She suggested all of the downtown be rezoned to CCBD. The prohibited uses in CCBD would be modified.

Ordinance 2018-837 is being introduced through City Council that came out of the Tourist Development Council recommending some improvements at the Times Union Performing Arts Center. Interior to the building creates a small visitors center along the Riverwalk. The other legislation is to implement an outdoor venue which is modeled after the Miami Beach Symphony Hall.

VII. PUBLIC COMMENTS

Richard Carr and Theresa Brunke American Realty and Management Company commented about the need for the list of DIA owned properties for the investors coming in to purchase some of the available lands.

Interim CEO Hughes responded that he will get the appropriate staff to work on the information.

Ryan Hoover updated the board on the Lofts at Monroe, Lofts at LaVilla, Lofts at Jefferson and the Lofts at Brooklyn.

There being no further business, Vice Chairman Gibbs adjourned the DIA meeting at approximately 2:45 p.m.

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

RESOLUTION 2018-12-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE STRATEGIC IMPLEMENTATION COMMITTEE’S RECOMMENDATION TO TERMINATE NEGOTIATIONS WITH JACOBS ENGINEERING, THE HIGHEST RANKED PROPOSAL TO ISP-0447-18; REJECT ALL PROPOSALS RELATING TO ISP-0447-18; TERMINATE ISP-447-18 (THE “NOTICE”); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, via the adoption of Resolution 2018-01-01, the DIA instructed its Chief Executive Officer (“CEO”), through the City’s Procurement Division, to seek proposals for the development of a convention center hotel, parking garage and convention center space to be located on City-Owned property located at 220 East Bay Street and 330 East Bay Street (the “Project”); and

WHEREAS, on March 30, 2018, the DIA through the City’s Procurement Division issued ISP-447-18 (the “Notice”) for the proposed development of the Project; and

WHEREAS, after a notice period satisfying the minimum requirements of Section 163.380, Florida Statutes, and Section 122.434, Jacksonville Code of Ordinances, three (3) proposals were received by the August 1, 2018 proposal opening deadline; and

WHEREAS, in accordance with the evaluation criteria set forth in the Notice, Jacobs Engineering was determined to have submitted the highest ranked proposal (the “Response”) by the Evaluation Committee; and

WHEREAS, via adoption of Resolution 2018-09-05, the DIA adopted the Evaluation Committee’s recommendation selecting Jacobs Engineering as the highest ranking proposer received pursuant to the Notice; and

WHEREAS, at its November 14, 2018 meeting the DIA Chair, requested that the Strategic Implementation Committee meet to discuss the Notice and Response in light of concerns voiced by the City and requesting that the Committee bring forth to the DIA Board a recommendation on next steps in regards to the Notice and Response; and

WHEREAS, the Strategic Implementation Committee met on December 6, 2018 and, after deliberating voted to recommend to the DIA Board that negotiations with Jacobs Engineering be terminated and that the DIA Board reject all proposals and terminate the Notice pursuant to Sections 2.2 and 2.8 of the Notice, 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 adopts the recommendation of the Strategic Evaluation Committee to terminate negotiations with Jacobs Engineering, reject all proposals and terminate the Notice.

Section 3. The DIA hereby instructs its CEO to take all action necessary to effectuate the purpose of this Resolution

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, Chairman

Date

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

RESOLUTION 2018-12-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE MAINTAINING OF A 1.1 MILLS ASSESSMENT PAID TO DOWNTOWN VISION, INC. BY NON-EXEMPT PROPERTIES WITHIN THE BUSINESS IMPROVEMENT DISTRICT; SUPPORTING THE MAINTAINING OF THE EXISTING BUSINESS IMPROVEMENT DISTRICT BOUNDARIES; SUPPORTING THE ADOPTION BY THE CITY COUNCIL OF AN ENHANCED MUNICIPAL SERVICES AGREEMENT (THE “2019 SERVICES AGREEMENT”) ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Council, pursuant to Ordinance 1999-1175-E authorized the creation of a downtown business improvement district (“BID”) in the City of Jacksonville; authorized the imposition of Special Assessments within the BID; made certain findings of fact as to the benefit to be derived by property owners within the BID; and authorized the execution by the City of an Enhanced Municipal Services Agreement (“Original Agreement”) between the City and Downtown Vision, Inc., a Florida not-for-profit corporation (“DVI”); and

WHEREAS, the Original Agreement had a term of five years expiring September 30, 2005; and

WHEREAS, the City, pursuant to Ordinance 2005-785-E, approved the continuation of the Original Agreement by authorizing the City to enter into an Enhanced Municipal Services Agreement approved by the City on November 15, 2005 (the “2005 Services Agreement”); and

WHEREAS, the 2005 Services Agreement has a term of seven (7) years would have expired on September 30, 2012 unless renewed prior to that date; and

WHEREAS, the City, pursuant to Ordinance 2012-422, approved the continuation of the 2005 Services Agreement by authorizing the City to enter into an Enhanced Municipal Services Agreement approved by the City on July 24, 2012 (the “2012 Services Agreement”); and

WHEREAS, the 2012 Services Agreement has a term of seven (7) years will expire on September 30, 2019 unless renewed prior to that date; and

WHEREAS, the Downtown Investment Authority (“DIA”) was designated the Community Redevelopment Agency and the City’s economic development agency for Downtown by Ordinance 2014-0560-E; and

WHEREAS, the DIA finds that the services provided by DVI advance the Redevelopment Goals adopted as part of the North Bank Downtown and Southside Community Redevelopment Area Plans; and provide direct and indirect benefits to the assessed property owners within the BID; and

WHEREAS, DIA supports maintaining the 1.1 mills assessment for non-exempt properties paid to DVI by properties within the BID; supports maintaining the existing BID boundaries; and supports the adoption by the City of the Enhanced Municipal Services Agreement (the “2019 Services Agreement”) attached hereto as Exhibit ‘A’, 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. For the seven year period beginning October 1, 2019 ending on September 30, 2026, the DIA recommends that the City maintain a 1.1 mills assessment paid to DVI by non-exempt properties within the BID; recommends that City Council maintain the existing BID boundaries; and recommends the City adopt the Enhanced Municipal Services Agreement (the “2019 Services Agreement”) attached hereto as Exhibit ‘A’.

Section 3. The DIA authorizes its Chief Executive Officer to execute all documents and otherwise take all action necessary 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 Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2018-12-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING SECTIONS 4 AND 5 OF RESOLUTION 2018-08-04 ATTACHED HERETO AS EXHIBIT ‘A’; 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, pursuant to Ordinance 2014-460-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, pursuant to resolution 2018-08-04 the Downtown Investment Authority (the “DIA”) allocated up to 120 units of Multi-Family entitlements from the Northside East Component Area of the Consolidated Downtown Development of Regional Impact (the “DRI”) Development Order; and

WHEREAS, Blue Sky Communities, LLC, were only pursuing Low Income Housing Tax Credits (“LIHTCs”) through the Florida Housing Finance Corporation at the time 2018-08-04 was adopted by DIA; and

WHEREAS, Blue Sky Communities, LLC, now have applied for an award from the Florida Housing Finance Corporation (the “FHFC”) of State Apartment Incentive Loan program (“SAIL”); and

WHEREAS, a SAIL is anticipated to be made during March 2019; and

WHEREAS, it is the intent of the DIA to extend certain dates in Resolution 2018-08-04 to be consistent with the anticipated timing of a SAIL award by FHFC; and

WHEREAS, upon a SAIL award to the Master Developer by the FHFC for the Development, the DIA Chief Executive Officer will determine, by availability of unencumbered multi-family entitlements, which phase or phases to effectuate the allocation, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

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

Section 2. The DIA finds that this Resolution 2018-12-03 is consistent with and in furtherance of the North Bank Downtown and Southside Community Redevelopment Area Plans adopted as part of the Business Investment and Development Plan, and in particular Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

Section 3. Sections 4 and 5 of Resolution 2018-08-04 are hereby amended as follows:

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

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

Section 4. All other terms and conditions of DIA Resolution 2018-08-04 and the allocation of up to 120 units of multi-family development rights conveyed therein remains in full force and affect as amended hereby.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2018-12-03 EXHIBIT 'A'

RESOLUTION 2018-08-04

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

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

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

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

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

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

WHEREAS, upon an award by Florida Housing Finance Corporation of LIHTCs to Blue Sky Communities, LLC, the DIA Chief Executive Officer will determine, by availability of unencumbered multi-family entitlements, which phase or phases to effectuate the allocation, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

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

Section 2. The DIA finds that this Resolution 2018-08-04 is consistent with and in furtherance of the North Bank Downtown and Southside Community Redevelopment Area Plans adopted as part of the Business Investment and Development Plan, and in particular Redevelopment Goal 2, which reads: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

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

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

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

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

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

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

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

RESOLUTION 2018-12-03 EXHIBIT 'A'

Section 9. This Resolution, 2018-08-04, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2018-12-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE ADOPTION BY THE CITY COUNCIL OF CITY COUNCIL BILL NUMBER 2018-771, WHICH BILL AMENDS THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) DEVELOPMENT ORDER TO EXPAND THE GEOGRAPHIC BOUNDARY DESCRIPTION OF THE PROPERTY IDENTIFIED WITHIN THE DRI DEVELOPMENT ORDER TO INCLUDE THAT PROPERTY KNOWN AS METROPOLITAN PARK AND ALSO THAT PARCEL OF LAND COMMONLY REFERRED TO AS “LOT J” LOCATED ADJACENT TO AND WESTERLY OF TIAA BANK FIELD; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has adopted a Development Order, as from time to time amended, for the Consolidated Downtown DRI; and

WHEREAS, the City Council may, from time to time, amend the Consolidated Downtown DRI Development Order; and

WHEREAS, that property known as the Shipyards is currently entitled with 400 marina slips, 662 residential units, 100,000 square feet of commercial/retail, 1,000,000 square feet of office, and 350 hotel rooms of Phase I Development Rights from the Northside East Component Area of the Consolidated Downtown DRI; and

WHEREAS, the City owns Metropolitan Park and that property known as Lot ”J” adjacent to TIAA Bank Field; and

WHEREAS, legislation for the amendment of the Consolidated Downtown DRI Development Order has been filed to extend the existing development rights for that property known as the Shipyards to include Metropolitan Park and that property known as Lot ”J” of TIAA Bank Field; and

WHEREAS, pursuant to Ordinance 2014-560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, the extension of the development rights to include Metropolitan Park and Lot ”J” does not allocate or otherwise grant development rights to a third party; and

WHEREAS, a separate action by the DIA as the Master Developer for the Consolidated Downtown DRI will be required for any allocation of those development rights associated with this Resolution and City Council Bill number 2018-771; and

WHEREAS, the extension of development rights does not decrease the unencumbered Phase I development rights nor decrease the DIA's ability to allocate those unencumbered Phase I development rights; and

WHEREAS, the DIA recognizes that by extending the development rights to include the Metropolitan Park and Lot "J" promotes flexibility in master planning and redevelopment within this area of Downtown, 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 recommends that City Council adopt Ordinance 2018-771, effectuating the amendment of the Consolidated Downtown DRI Development Order substantively as follows:

Section B. "General Conditions"

Northside East Component Area Table A

Note: ~~That property known as the Shipyards, a~~ An approximately ~~44.7-94~~ acre area ~~located between Metropolitan Park and Berkman Plaza~~ comprised of those riverfront properties commonly referred to as the "Shipyards" and "Metropolitan Park" together with property commonly referred to as Lot J and located on the north side of Gator Boulevard west of the Daily's Place Amphitheatre, shall be allowed to be developed with the following Phase I development rights at any time ~~through December 31, 2018~~, notwithstanding any limitations in this Development Order regarding phasing, buildout dates, or termination dates: 400 marina boat slips plus such additional amounts which may be approved without the need for modification of the DRI under Section 380.06(24)(k), Florida Statutes, 662 residential units, 100,000 square feet of commercial space, 1,000,000 square feet of office, 350 hotel rooms, 3,915 on-site parking spaces, and 4,160 offsite parking spaces. Such rights may be converted by the ~~JEDC~~ Downtown Investment Authority or its designated successor (which may include the developer of the Shipyards site) using Table 1 below (which is based on the ITE Trip Generation Manual, 7th Edition (see Table 2) by notifying the City, ~~the DCA and the NEFRC~~ of the conversion in writing, without a Notice to Proposed Change or other approval.

Section C. "Specific Conditions"

Subsection 4. "Vegetation and Wildlife"

e. ~~The Shipyards Marina consisting of a~~ A 400-slip docking facility for use on riverfront property the boundaries of which are the western boundary of the Shipyards and the eastern boundary of Metropolitan Park is herein incorporated into the Consolidated Downtown DRI Development Order. The approval of the 400-slip docking facility is contingent on ~~the Shipyards (Tri Legacy Group, LLC)~~ securing all Federal, State, and Local permits and approvals from applicable regulatory agencies and, to the extent that ~~Tri Legacy Group, LLC does not have~~ there is not title to the submerged land under the docking facility, any necessary consent of use or submerged land lease by the Trustees of the Internal Improvement Trust Fund. All approvals associated with the required permits and approvals and subsequent renewals will comply with the Boat Facility Siting Plan ~~apply including compliance 16 with the Duval County Manatee Protection Plan.~~ These 400-slips are in addition to the approved and constructed 70-slip transient facility existing at Metropolitan Park. ~~The location of the Shipyards Marina is depicted on Map 18 H-1 attached to this Ordinance.~~

Section 3. The Chief Executive Officer is hereby authorized to execute any agreements or documents and otherwise take all necessary action in connection therewith 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 Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chair

Date

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

RESOLUTION 2018-12-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) AUTHORIZING AND INSTRUCTING ITS INTERIM CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT FOR EXECUTIVE SEARCH SERVICES WITH JORGENSEN CONSULTING, INC. PURSUANT TO P-03-19; AUTHORIZING ITS INTERIM CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at its September meeting the DIA instructed its outgoing Chief Executive Officer (“CEO”) to cause to be issued a Request for Proposal for the purposes of procuring Executive Search Services; and

WHEREAS, the purpose of the Executive Search Services is to find a permanent replacement for its departing CEO; and

WHEREAS, the DIA appointed its Interim CEO and its Chair as the Executive Search Firm selection committee; and

WHEREAS, through the City’s Procurement Division BID No. P-03-19 was issued soliciting proposals from Executive Search Firms; and

WHEREAS, the selection committee found Jorgenson Consulting, Inc., as the most responsive bidder; and

WHEREAS, the City’s Chief of Procurement Division issued an Administrative Award to Jorgenson Consulting, Inc., 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 and instructs its Interim CEO to execute an agreement with Jorgenson Consulting, Inc., for the purposes of performing Executive Search Services pursuant to Bid No. P-03-19.

Section 3. This Resolution, 2018-12-05, shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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