



## Downtown Investment Authority

### Agenda

City Hall at St. James Building  
117 W. Duval Street, First Floor, Lynwood Roberts Room  
Jacksonville, FL 32202  
December 18, 2019

#### MEMBERS:

Craig Gibbs, Esq. Chairman  
Ron Moody, Vice Chairman  
Braxton Gillam, Esq., Secretary  
Oliver Barakat, Board Member  
Carol Worsham, Board Member

Jim Bailey, Board Member  
Todd Froats, Board Member  
Marc Padgett, Board Member  
David Ward, Board Member

#### I. CALL TO ORDER

A. Pledge of Allegiance

#### II. PUBLIC COMMENTS

#### III. COMMUNITY REDEVELOPMENT AGENCY

- A. November 13, 2019 CRA Board Meeting Minutes
- B. Resolution 2019-12-01: Kraft Heinz Foods Company R.D.A.
- C. Resolution 2019-12-02: Hyatt Place: Amendment to Option Agreement and Quit Claim Deed
- D. Resolution 2019-12-03: Ambassador Hotel: Modification to R.D.A.
- E. Resolution 2019-12-04: Southbank Ventures Extension
- F. Forest Street Property Notice of Disposition\*
- G. Fire Station #5 Relocation Proposal\*
- H. Resolution 2019-12-07: FSCJ Loan

#### IV. DOWNTOWN INVESTMENT AUTHORITY

- A. November 13, 2019 DIA Board Meeting Minutes
- B. Resolution 2019-12-05: Downtown Design Guidelines Procurement of Professional Services
- C. Resolution 2019-12-06: Update of Two-Way Street Cost Estimates

#### V. PRESENTATION

A. USS Orleck

#### VI. CHIEF EXECUTIVE OFFICER REPORT

- A. Forest Street Property Notice of Disposition
- B. Fire Station #5 Relocation Proposal

#### VII. CHAIRMAN REPORT

#### VIII. DDRB BRIEFING

#### IX. OLD BUSINESS

#### X. NEW BUSINESS

#### XI. ADJOURN

Note: Additional supporting documents are available upon request from DIA by contacting KarenU@coj.net or calling (904) 255-5302



**Downtown Investment Authority**  
City Hall at St. James Building,  
117 W. Duval Street, First Floor, Lynwood Roberts Room  
Jacksonville, FL. 32202  
*Wednesday, December 18, 2019 – 2:00 p.m.*

**Community Redevelopment Agency**  
**MEETING MINUTES**

**Board Members Present:** Craig Gibbs, Esq., Chair; Ron Moody, Vice Chair; Braxton Gillam Esq., Secretary Oliver Barakat; Todd Froats; Marc Padgett; Carol Worsham and David Ward

**Board Members Absent:** Jim Bailey

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

**Council Members:** Michael Boylan, Council Member, District 6

**DIA Staff:** Lori Boyer, Chief Executive Officer; John Crescimbeni, Compliance and Regulatory Compliance Manager, Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

**Office of General Counsel:** John Sawyer, Office of General Counsel

**I. CALL TO ORDER**

Chairman Gibbs called the CRA Meeting to order at 2:00 p.m. and the attendees introduced themselves for the record.

**A. Pledge of Allegiance**

**II. PUBLIC COMMENTS**

Chairman Gibbs opened the floor for public comments.

Chairman Gibbs welcomed new member David Ward to the Board.

**III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

**A. Approval of the November 13, 2019 Community Redevelopment Agency Meeting Minutes**

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER FROATS APPROVING THE NOVEMBER 13, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**B. RESOLUTION 2019-12-01: KRAFT HEINZ FOOD COMPANY R.D.A.**

**RESOLUTION 2019-12-01**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DIA TO SEEK CITY APPROVAL FOR AND ENTER INTO AN AMENDED ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY, THE CITY OF JACKSONVILLE, AND KRAFT HEINZ FOODS COMPANY (THE “COMPANY”) IN RECOGNITION OF THE COMPANY’S INCREASED CAPITAL INVESTMENT IN THEIR DOWNTOWN JACKSONVILLE FACILITY; WAIVING THE PUBLIC INVESTMENT POLICY; FINDING THAT THE PROJECT IS OTHERWISE CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); PROVIDING AN EFFECTIVE DATE.

**THIS ITEM WAS DEFERRED**

**C. RESOLUTION 2019-12-02: HYATT PLACE: AMENDMENT TO OPTION AGREEMENT AND QUIT CLAIM DEED**

**RESOLUTION 2019-12-02**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SECOND AMENDMENT TO THE OPTION AGREEMENT MADE BETWEEN MAINSTREET CV 76 S. LAURA ST., LLC, THE CITY OF JACKSONVILLE AND PARADOR PARTNERS, LLC, EXTENDING THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION FROM MAY 27, 2019 TO THE SOONER OF SIX MONTHS FROM THE DATE OF EXECUTION OF A REVISED QUITCLAIM DEED OR SEPTEMBER 1, 2020; APPROVING AN AMENDED QUITCLAIM DEED WITH RIGHT OF REVERTER AND RESERVATION OF CONTINUING EASEMENT RIGHTS TO BE MADE CONSISTENT WITH THE REVISED COMMENCEMENT OF CONSTRUCTION DEADLINES IN THE AFOREMENTIONED SECOND AMENDMENT TO THE OPTION AGREEMENT; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer brought forth Resolution 2019-12-02 an extension requested by Hyatt Place.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER WORSHAM APPROVING RESOLUTION 2019-12-02. (AMENDMENT TO OPTION AGREEMENT AND QUIT CLAIM DEED)**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**D. RESOLUTION 2019-12-03: AMBASSADOR HOTEL: MODIFICATION TO R.D.A.**

**RESOLUTION 2019-12-03**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING MODIFICATIONS TO REDEVELOPMENT TERMS FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL (THE “PROJECT”) WITH AXIS HOTELS LLC (“DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT REMAINS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE DIA’S CHIEF EXECUTIVE OFFICER (CEO) 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.

CEO Boyer brought forth Resolution 2019-12-03, which deals with separating the Historic Preservation Trust Fund Grant on the Ambassador Hotel front the Rev Grant, structured parking and housing units, which will be addressed in a future resolution.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-12-03 (AMBASSADOR HOTEL: MODIFICATION TO R.D.A.)**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**E. RESOLUTION 2019-12-04: SOUTHBANK VENTURES EXTENSION**

**RESOLUTION 2019-12-04**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING AN EXTENSION OF THE PERFORMANCE SCHEDULE AS IT RELATES TO OBTAINING FEE SIMPLE TITLE AND OBTAINMENT OF A BUILDING PERMT IDENTIFIED IN THAT REDEVELOPMENT AGREEMENT DATED MAY 11, 2017 BETWEEN THE CITY OF JACKSONVILLE AND SOUTHBANK APARTMENT VENTURES, LLC, AS ONCE AMENDED BY CITY COUNCIL; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer brought forth Resolution 2019-12-04. This resolution deals with an extension requested by Southeast Ventures. The development agreement is outside the December 31<sup>st</sup> closing date and an extension was requested until January 31<sup>st</sup>. This will give them until March 1<sup>st</sup> to complete closing on the property.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER WORSHAM APPROVING RESOLUTION 2019-12-04 (SOUTHBANK VENTURES EXTENSION).**

Board Member Padgett recused from the vote on this particular Resolution.

**THE MOTION PASSED UNANIMOUSLY 7-0-1 (PADGETT).**

**F. FOREST STREET PROPERTY NOTICE OF DISPOSITION**

CEO Boyer pointed out at that the Board issued notices of disposition on two improvements in the Forest Street vicinity at last month’s Board meeting. She updated the board that staff will continue to meet with the engineers and design. There is a lot that needs to be resolved in the details of the construction of the roadway.

**G. FIRESTATION #5 RELOCATION PROPOSAL**

CEO Boyer reported that not a single response or bid proposal was received and this property is now within the Public Works Department’s domain as they begin work on the road project. She did have phone conversations with representatives of the Jacksonville Historical Society, who were interested in it.

**H. RESOLUTION 2019-12-07: 2018-12-07: FSCJ LOAN**

RESOLUTION 2019-12-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DIA TO NEGOTIATE AND EXECUTE LOAN AGREEMENTS BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND THE DISTRICT BOARD OF TRUSTEES OF FLORIDA STATE COLLEGE AT JACKSONVILLE (“FSCJ”) FOR TWO SUBSIDIZED LOANS RELATING TO A COMPLETED PROJECT AT 20 WEST ADAMS STREET; FINDING THAT THE PROJECT WAS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); PROVIDING AN EFFECTIVE DATE.

**THIS ITEM WAS DEFERRED**

CEO Boyer reported that the authorization and term sheet required that they enter into the agreement prior to December 15<sup>th</sup>. They were unable to execute it by December 15<sup>th</sup>. The term sheet needs clarification and will be presented at the January meeting.

**IV. DOWNTOWN INVESTMENT AUTHORITY BOARD**

Occurred post-closing of Community Redevelopment Agency Meeting.

**V. CHIEF EXECUTIVE OFFICER REPORT**

Occurred post-closing of Community Redevelopment Agency Meeting.

**VI. CHAIRMAN REPORT**

Occurred post-closing of Community Redevelopment Agency Meeting.

**VII. DDRB BRIEFING**

Occurred post-closing of Community Redevelopment Agency Meeting.

**VIII. OLD BUSINESS**

Occurred post-closing of Community Redevelopment Agency Meeting.

**IX. NEW BUSINESS**

Occurred post-closing of Community Redevelopment Agency Meeting.

**X. ADJOURN**

There being no further business, Chairman Gibbs adjourned the CRA meeting at approximately 2:16 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-Eiland, at (904) 255-5302.*

## **RESOLUTION 2019-12-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DIA TO SEEK CITY APPROVAL FOR AND ENTER INTO AN AMENDED ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY, THE CITY OF JACKSONVILLE, AND KRAFT HEINZ FOODS COMPANY (THE “COMPANY”) IN RECOGNITION OF THE COMPANY’S INCREASED CAPITAL INVESTMENT IN THEIR DOWNTOWN JACKSONVILLE FACILITY; WAIVING THE PUBLIC INVESTMENT POLICY; FINDING THAT THE PROJECT IS OTHERWISE CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, In 2016, the City Council approved legislation (2016-0059) to incent the Company to make a substantial capital investment and hire additional employees at their downtown Jacksonville plant. The Economic Development Agreement (EDA) required a minimum capital investment of \$30 million to improve existing building infrastructure, and add machinery and equipment. The company also anticipated they would add 40 new jobs at the Project Site by the end of 2018; and

**WHEREAS**, the legislation approved two incentives for the Company. The first was for the City’s local support of the State of Florida Qualified Targeted Industry (QTI) Program. The Agreement required the Company to create 20 new jobs by December 31, 2017 and 20 more new jobs (a total of 40 new jobs) at the Project Site by December 31, 2018. The maximum City local support under the QTI Program was \$40,000. The second was the City’s REV Grant, which required the Company to invest \$30 Million at the Project Site. This was a seven year REV Grant (50% of the incremental increase in ad valorem taxes), capped at \$1,000,000; and

**WHEREAS**, the Company did not add the projected new employees, withdrew from the State of Florida QTI Program and the City did not make any local support payments. However, the Company did make a substantial capital investment in plant improvements and new machinery and equipment of over \$50 Million. To date, \$95,657 was paid on the REV Grant for FY 16/17 however no further payments could be made under the executed RDA due to the withdrawal from the job creation program; and

**WHEREAS**, the Company has requested this authorization for an amended Economic Development Agreement for the REV grant only, which would allow the company to receive up to five more REV Grant payments (beginning FY 2020/21 for the tax year 2020 with a final year of FY 2024/25), while keeping the cap at \$1,000,000 in accordance with the term sheet attached as Exhibit 1; and

**WHEREAS**, the DIA is authorized pursuant to Section 55.108, *Ordinance Code* (Economic Development) of the City to foster the redevelopment of the Downtown Northbank Community Redevelopment Area;

**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 project achieves the following Goal of the Northbank CRA Plan:

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

**Section 3.** The DIA hereby authorizes its CEO to negotiate an Economic Development Agreement with the Company that complies with the term sheet attached as Exhibit 1 attached hereto, to file legislation seeking approval of such Economic Development Agreement, and to execute said agreement upon legislation becoming effective.

**Section 4.** The DIA hereby recommends waiver of the Public Investment Policy, specifically the job creation requirement applicable to new REV grants, in order to allow payment of the REV grant to the Company as outlined in Exhibit 1.

**Section 5.** The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

Craig Gibbs, Chairman

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

Exhibit 1 to Resolution 2019-12-01

Term Sheet

**The Company:** Kraft Heinz Foods Company

**Incentive:** 50% REV grant payable over 5 years beginning in FY 20-21 for tax year 2020, measured against a base year amount of \$ 34,455,397 with a total not to exceed amount of \$904,343. (Original grant had \$1 million maximum indebtedness and \$95,657 previously paid to the Company and which shall be retained by Company) The final payment will be due for tax year 2024 in FY 2024/25.

**Capital Investment:** In excess of \$50,000,000 made after 2016. 2016-0059 approved a REV Grant of the same maximum indebtedness but contemplated a capital investment of only \$30,000,000 where in fact the actual investment exceeded that by over \$20,000,000.

**Employee Retention:** The Company currently has, and plans to retain 200 employees on site. The REV grant will be reduced proportionately in any year in which the number of employees is less than 200, but is 175 or greater. In the event the number of employees falls below 175 at any point in the term of the REV grant, the remainder of the REV grant shall be forfeited, the REV grant shall thereafter be terminated and neither party shall thereafter owe any further obligations under the REV grant.

**RESOLUTION 2019-12-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SECOND AMENDMENT TO THE OPTION AGREEMENT MADE BETWEEN MAINSTREET CV 76 S. LAURA ST., LLC, THE CITY OF JACKSONVILLE AND PARADOR PARTNERS, LLC, EXTENDING THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION FROM MAY 27, 2019 TO THE SOONER OF SIX MONTHS FROM THE DATE OF EXECUTION OF A REVISED QUITCLAIM DEED OR SEPTEMBER 1, 2020; APPROVING AN AMENDED QUITCLAIM DEED WITH RIGHT OF REVERTER AND RESERVATION OF CONTINUING EASEMENT RIGHTS TO BE MADE CONSISTENT WITH THE REVISED COMMENCEMENT OF CONSTRUCTION DEADLINES IN THE AFOREMENTIONED SECOND AMENDMENT TO THE OPTION AGREEMENT; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the DIA in its role as Community Redevelopment Agency for the Northbank Community Redevelopment Area assumed management of an Option Agreement, dated November 21, 2011, (the “Option Agreement”) for the purchase and sale of the Sister Cities Parcel (the “Property”); and

**WHEREAS**, on March 24, 2015 the DIA approved the Assignment of the Option Agreement from Parador Partners to Mainstreet CV 76 S. Laura St, LLC (“Mainstreet”); and

**WHEREAS**, an executed Quitclaim Deed with Right of Reverter and Reservation of Continuing Easement Rights (“Quitclaim Deed”) was recorded in the public records of Duval County on April 27, 2018; and

**WHEREAS**, the Right of Reverter in the Quitclaim Deed requires that construction was to commence on or by April 26, 2019; and

**WHEREAS**, Mainstreet has pursued in good faith the redevelopment of the Property, has been granted an air rights easement, has approved engineering plans, and through no fault of their own were not able to meet the April 26, 2019 commencement of construction deadline; and

**WHEREAS**, upon extension of the commencement of construction deadline, Mainstreet will be able to begin construction, 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 furthers BID Plan Redevelopment Goal 1, which reads: *Reinforce Downtown as the City's unique epicenter for business, history, culture, education and entertainment.*

**Section 3.** The Commencement of Construction deadline contained within the Option Agreement and the Quitclaim Deed With Right of Reverter and Reservation of Continuing Easements are hereby extended from April 27, 2019 to the sooner of: (i) six (6) months from the Effective Date of a to-be-executed Quitclaim Deed With Right of Reverter and Reservation of Continuing Easements or September 1, 2020. The Completion of Construction deadline of April 26, 2021 contained within both the Option Agreement and the Quitclaim Deed With Right of Reverter and Reservation of Continuing Easements shall remain in effect.

**Section 4.** 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 5.** This Resolution shall become effective upon its approval by the DIA and execution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

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\_\_\_\_\_  
Craig Gibbs, Esq, Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**RESOLUTION 2019-12-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING MODIFICATIONS TO REDEVELOPMENT TERMS FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL (THE “PROJECT”) WITH AXIS HOTELS LLC (“DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT REMAINS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE DIA’S CHIEF EXECUTIVE OFFICER (CEO) 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**, in July 2018, the Developer purchased the property commonly known as Ambassador Hotel with a street address of 420 N. Julia Street, as well as the remaining undeveloped portion of the block (collectively, the “Original Parcel”), all of which is located within the boundaries of the Downtown East CRA; and

**WHEREAS**, the Developer proposed to renovate the Ambassador Hotel building, a historically designated structure, into a 127 room hotel, and on the undeveloped portion of the site construct 200 units of multifamily market rate housing and a structured parking facility of a size and nature to serve both the hotel and the housing project, and

**WHEREAS**, at their meeting of September 19, 2018, the DIA approved Resolution 2018-09-03 authorizing a Historic Preservation Trust Fund (HPTF) Grant upon redevelopment completion in an amount not to exceed \$1.5 million funded by the Downtown Historic Preservation and Revitalization Trust Fund, and a 75% Recaptured Enhanced Value (REV) grant in an amount not to exceed \$4.9 million over a fifteen (15) year period funded by the Northbank Tax Increment Finance District Trust Fund, and

**WHEREAS**, at their meeting of January 22, 2019, the Jacksonville City Council approved Ordinance 2018-872 which included a Redevelopment Agreement with terms for the aforementioned HPTF and REV grants, as well as specific performance criteria related thereto, and

**WHEREAS**, on March 26, 2018, the Redevelopment Agreement was executed by the Developer, the City of Jacksonville and DIA, and

**WHEREAS**, the Developer commenced construction of improvements to and restoration of the Ambassador Hotel building but has since purchased an adjacent parcel across the street with

an address of 223 West Duval Street (the former Independent Life Building), (the “New Parcel”) and

**WHEREAS**, the Developer is currently completing the design phase of a mixed-use project for the New Parcel which will likely impact the planned new construction on the Original Parcel and require a modification to the 200 units of multifamily market rate housing and structured parking facility required by the March 26, 2019 Redevelopment Agreement on the Original Parcel, and

**WHEREAS**, in order to move forward expeditiously with the completion of the Ambassador Hotel renovations while allowing time for the redesign of the adjacent parking and multi-family components on the remainder of the Original Parcel to coordinate with and complement the 233 West Duval Street project, the Developer wishes to sever the Original Parcel Redevelopment Agreement into two (2) distinct agreements, one for the Ambassador Hotel renovations and the other for the remainder of the Original Parcel to be considered at a later date, and

**WHEREAS**, in response to the Developer’s request, the DIA is proposing such modifications to the original March 26, 2019 Redevelopment Agreement as set forth on the 2019 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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary actions, including the filing of legislation before the City Council, to modify, amend or substitute the March 26, 2019 Redevelopment Agreement between the City of Jacksonville, the Downtown Investment Authority and AXIS Hotels, LLC, in a manner necessary to delete all provisions, references and requirements therein relating to the new construction of 200 units of multifamily market rate housing, a structured parking facility, the REV Grant and to otherwise be consistent with the Term Sheet attached as Exhibit A.

**Section 3.** 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 4.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

[Signature Page to Follow]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

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Craig Gibbs, Chairman Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**EXHIBIT A**

**2019 Term Sheet**

Project Name: Ambassador Hotel

Developer/ Applicant: the Augustine Group, or a single assets entity created by and affiliated with the Augustine Group.

Incentives (through the City of Jacksonville and the Downtown Investment Authority) detailed as follows:

**The Ambassador Hotel:**

Total Acquisition and Development Cost for Ambassador Hotel only:  
\$17,600,000 (estimated)

**Historic Preservation Trust Fund (redevelopment completion) Grant:** Up to \$1,500,000 from the Downtown Historic Preservation and Revitalization Trust Fund (the "HPTF").

These grant funds shall be used in accordance with the Downtown Historic Preservation and Revitalization Trust Fund guidelines.

- THE HPTF Grant will be disbursed at issuance of the last needed Certificate of Occupancy ("CO") for the project. Therefore, it is estimated funds would be needed no sooner than 18 months after construction commences, estimated by the Developer's Schedule.
- The Grant will be subject to standard "claw-back" language.

Conditions: This Term Sheet is limited by the following conditions:

Downtown Investment Authority review of the development and construction timelines; and

A completed and approved application to the Jacksonville Historic Preservation Commission for the funding out of the Historic Preservation and Revitalization Trust Fund; and

These proposed financial terms are subject to and contingent upon the approval of the Downtown Investment Authority, the City of Jacksonville Administration, and the Jacksonville City Council.

All terms contained within this Term Sheet are contingent upon the successful commitment and closing of all Historic Rehabilitation Tax Credit Agreements, Construction /Senior Debt

Agreements and Commitments, Any Private Junior Lien Loan Agreements and Commitments, evidence of Marketable Title by the Developer, and the inclusion of the City of Jacksonville Lease(s) as also insureds under the Developer's Property & Casualty insurance, and the Hotel Management & Operating Agreement. All terms contained within this Term Sheet are also contingent upon evidence of the funding of the Developer's Equity commitment.

Payment of the Historic Preservation Trust Fund (redevelopment completion) Grant is to be contingent upon qualifying eligible expenditure(s) pursuant to criteria established by the United States Department of Interior for Historic Preservation and a letter from the Jacksonville Historic Preservation Section informing DIA of which expenses were determined to be eligible for reimbursement from the Trust Fund. The Redevelopment Grant shall be the lesser of \$1.5 million or the sum of;

- i. fifty percent (50%) of total eligible exterior rehabilitation and restoration costs
- ii. twenty percent (20%) of total eligible interior rehabilitation and restoration costs
- iii. twenty percent (20%) of total eligible building and fire code improvement costs

There may be additional terms, conditions, rights, responsibilities, warranties and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

This Term Sheet shall expire and all the terms contained within become void, upon February 28, 2020, unless extended in writing by the parties.

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[Signature Page to Follow]

Offered on behalf of the City of Jacksonville Downtown Investment authority by

\_\_\_\_\_  
Lori N. Boyer, CEO

Date: \_\_\_\_\_

Accepted on behalf of AXIS Hotels, LLC

\_\_\_\_\_  
Print Name:

Its (print Officer Title): \_\_\_\_\_

Date: \_\_\_\_\_

## **RESOLUTION 2019-12-04**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING AN EXTENSION OF THE PERFORMANCE SCHEDULE AS IT RELATES TO OBTAINING FEE SIMPLE TITLE AND OBTAINMENT OF A BUILDING PERMT IDENTIFIED IN THAT REDEVELOPMENT AGREEMENT DATED MAY 11, 2017 BETWEEN THE CITY OF JACKSONVILLE AND SOUTHBANK APARTMENT VENTURES, LLC, AS ONCE AMENDED BY CITY COUNCIL; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, City and Ventures entered into an Allocation of Development Rights agreement dated May 11, 2017 (the “ADR”); and

**WHEREAS**, the Downtown Development Review Board (“DDRB”) approved Application 2016-015, filed and later amended by Ventures (the “Application”), on June 1, 2017 and confirmed by a letter dated June 6, 2017; and

**WHEREAS**, GV-IP Jacksonville Owner, LLC (“GVIP”), an adjacent property owner, appealed the DDRB approval of the Application to the DIA on June 19, 2017; and

**WHEREAS**, on appeal, DIA denied the appeal on August 24, 2017 and GVIP appealed the DIA decision to the Jacksonville City Council on September 7, 2017; and

**WHEREAS**, on November 28, 2017 the City Council remanded the appeal back to DDRB and on December 12, 2017 the DDRB denied GVIP’s appeal and granted Venture’s Application; and

**WHEREAS**, on January 11, 2018, GVIP filed a petition for writ of certiorari to the Circuit Court of Duval County (“Appeal”); and

**WHEREAS**, Ventures and GVIP ultimately reached a settlement to resolve the Appeal on September 10, 2018; and

**WHEREAS**, Pursuant to force majeure terms of Section 10.2 of the RDA, in recognition that Ventures “exercise[d] commercially reasonable efforts to resume performance . . . as soon as practicable”, the DIA extended the closing date in the Performance Schedule to December 31, 2019 in Resolution 2019-06-02; and

**WHEREAS**, Ventures has informed DIA that it will be unable to meet the closing date of December 31, 2019 but expects to close prior to January 31, 2019 and has requested a discretionary extension of the Closing Date as allowed under Section 3.1 of the RDA, **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 deadlines set forth in Section 3.1(a) of the First Amendment are amended as follows:

- a. Company shall obtain fee simple title to the Project Parcel on or before March 1, 2020.
- b. Company shall obtain a building permit for vertical construction of the Improvements on or before April 1, 2020.
- c. Company shall commence vertical construction on or before September 1, 2020.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Craig Gibbs, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

## RESOLUTION 2019-12-07

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DIA TO NEGOTIATE AND EXECUTE LOAN AGREEMENTS BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND THE DISTRICT BOARD OF TRUSTEES OF FLORIDA STATE COLLEGE AT JACKSONVILLE (“FSCJ”) FOR TWO SUBSIDIZED LOANS RELATING TO A COMPLETED PROJECT AT 20 WEST ADAMS STREET; FINDING THAT THE PROJECT WAS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, FSCJ executed a long-term lease with 20 West Adams Street Development, LLC (the “Developer”) who redeveloped the Lerner Building located at 20 West Adams Street into a mixed use building consisting of student housing providing approximately 60 beds and approximately 5,000 square feet of first floor retail space, an investment of approximately \$6.2 million for the restoration, preservation, and construction of the building and associated improvements; and

**WHEREAS**, the reuse of the building as 60 beds of student housing and approximately 5,000 sq. ft. of retail space placed back into service a vacant building in the urban core of Downtown Jacksonville; and

**WHEREAS**, the increased private capital investment totaling \$6.4 million in real property has increased the county ad valorem tax base over the useful life of the assets; and

**WHEREAS**, to assist completing the project, the DIA previously approved Resolution 2015-11-02 authorizing \$1,200,000 in financial assistance from the City of Jacksonville; and

**WHEREAS**, DIA Resolution 2015-11-02 provided the project with \$600,000 in grant funds from the Downtown Historic Preservation and Revitalization Trust Fund (the “HPTF”) to the Developer to help pay for the exterior façade restoration and the preservation of significant interior features of the building which were authorized purposes pursuant to Sec. 111.910(e), *Ordinance Code*, and

**WHEREAS**, DIA Resloution 2015-11-02 also supported funding two subsidized loans to FSCJ in an amount in total not to exceed \$600,000 (the “Credit Facilities”); each with a five (5) year term, the first to run from Fiscal Year 2017 through 2021, and the second to run from Fiscal Year 2022 through 2026, funded in ten (10) annual draws of no more than \$60,000 each; and

**WHEREAS**, the DIA supported funding of the two subsidized loans to FSCJ from the Downtown East Tax Increment Trust Fund to facilitate rental and operation of the student housing by FSCJ, consistent with the Northbank CRA Plan, and

**WHEREAS**, the Loan Agreements were not executed prior to the expiration of the term sheet for the same, and

**WHEREAS**, FSCJ recently requested the DIA Board consider reauthorizing the DIA CEO to negotiate and execute two new subsidized loans from the Downtown East Tax Increment Trust Fund, each with a five (5) year term, and

**WHEREAS**, at its November 2019 meeting, DIA approved Resolution 2019-11-01 authorizing its CEO to negotiate and execute new Loan Agreements for two subsidized loans, the terms of which were outlined in a Term Sheet attached thereto which had an expiration date of December 15, 2019, and

**WHEREAS**, FSCJ was unable to execute “Exhibit A” by the December 15, 2019 deadline, and

**WHEREAS**, FSCJ has requested that an extension be granted, until February 15, 2020 to execute the Term Sheet, and

**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 reaffirms that the project achieved the following Goals and Strategic Objectives of the Northbank CRA Plan:

Redevelopment Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

- Strategic Objective: Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling beds per year.
- Strategic Objective: Promote and attract neighborhood retail to support downtown residents.

Redevelopment Goal 4: Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.

- Strategic Objective: Throughout Downtown and particularly in neighborhood nodes, 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.

**Section 3.** The DIA authorizes its CEO to negotiate and execute new Loan Agreements for two subsidized loans, the terms of which are outlined in **Exhibit "A."** attached hereto.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

Craig Gibbs, Chairman

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_ DATE: \_\_\_\_\_

**EXHIBIT A**

**2019 TERM SHEET**

Project Name: 20 West Adams Street  
Developer/Applicant: The District Board of Trustees of Florida State College at Jacksonville  
City Funding: No more than **\$600,000** (through the City of Jacksonville Downtown Investment Authority)  
Breakdown:  
Infrastructure: No city of Jacksonville infrastructure improvements are contemplated.  
Land: No City of Jacksonville land is committed to the project.  
REV Grant: No REV Grant is contemplated for this project.  
Grants: A previous HPTF grant, in the amount of \$600,000, was awarded pursuant to DIA Resolution 2015-11-02.  
Loan: Loan documents (originally authorized by DIA Resolution 2015-11-02) were never executed and the 2015 term sheet for the same has since expired.

First Note (Note 1)

- 0% interest rate
- Five year term (January 1, 2019 – December 31, 2023)
- No annual draw shall exceed \$60,000
- Maximum outstanding balance shall not exceed \$300,000
- Outstanding balance due by June 30, 2024

Second Note (Note 2)

- 0% interest rate
- Minimum term (January 1, 2024 – July 31, 2027) <sup>(1)</sup>
- Maximum term (January 1, 2024 – December 31, 2028) <sup>(2)</sup>
- No annual draw shall exceed \$60,000
- Maximum outstanding balance shall not exceed \$300,000
- Outstanding balance due by January 31, 2028 <sup>(1)</sup> or June 30, 2029 <sup>(2)</sup>

**1, 2** FSCJ's current master lease for student housing expires on July 31, 2027. Minimum term for Note 2 shall apply if the lease is not renewed. Maximum term for Note 2 shall apply if the lease is renewed through at least December 31, 2028.

Both Notes will provide a drawdown facility to Florida State College of Jacksonville (FSCJ) to offset costs associated with the operation of the project space as student housing. Each Note will be taken down in annual loan amounts not to exceed \$60,000 with a maximum outstanding balance of no more than \$300,000 during the term of each Note. The annual loan amount shall be based upon any shortfall (for the same year) resulting from the difference of;

- a. the sum of all revenues received by FSCJ in conjunction with the operation of the student housing, including room/dorm rentals, housing grants or subsidies, incidental revenue or net revenues, less the sum of the student housing lease rate FSCJ paid to the building owner and the operating expenses of the building, and
- b. the sum of net revenues (before taxes, insurance, interest and depreciation) received from the operation or rental of the retail space (an approximate 5,000 sq. ft. restaurant), less the sum of the retail space lease rate paid to the building owner.

To qualify for an annual loan amount in the second year of the term for the First Note, FSCJ shall have achieved a student housing occupancy rate of at least eighty five percent (85%) by the end of that year and the retail space shall have been open at least forty (40) hours each week during that year.

To qualify for an annual loan amount after the second year of the term of the First Note, or for any year during the term of a Second Note, FSCJ shall have maintained a student housing occupancy rate of at least eighty five percent (85%) and the retail space shall have been open at least forty (40) hours each week during that year.

If, for any year after the second year of the term of the First Note, it is determined that the student housing occupancy rate fell below eighty five percent (85%) or the retail space was not open for at least forty (40) hours each week, no further loan amounts will be available and any outstanding balance will be immediately due and payable.

Any request for an annual drawdown shall be submitted by FSCJ to DIA by no later than 30 days following the end of each calendar year and shall be accompanied with a detailed summary of all revenues received and expenses incurred. The annual drawdown amount shall be subject to review and verification by the DIA or their authorized agent, and FSCJ shall provide, upon request by DIA, evidence of such revenues and expenses. The drawdown facility will be provided to FSCJ solely for the use on this project and for the building's use as student housing.

Notwithstanding the foregoing, the request for the annual drawdown for the first calendar year of the First Note shall be submitted within thirty (30) days of the effective date of the loan documents.

The First Note must be paid in its entirety prior to execution of the Second Note.

Conditions: This term sheet is limited by the following conditions;

These proposed financial terms are subject to the approval of the Downtown Investment Authority/City of Jacksonville.

Any additional terms, conditions, rights, responsibilities, warranties and obligations for both parties shall be determined in a later negotiated mutually agreeable loan document (or multiple loan documents) as is deemed necessary. Failure to agree upon and execute a written loan document (or documents) for these proposed loan terms, and any additional terms which may have been agreed upon, by the expiration of this Term Sheet will result in the nullification of all obligations of the parties.

This Term Sheet shall expire and become void unless executed by both parties prior to February 15, 2020.

The remainder of this page intentionally left blank.

Offered on behalf of the City of Jacksonville Downtown Investment authority by:

\_\_\_\_\_  
Lori N. Boyer, CEO

\_\_\_\_\_  
Date

Accepted on behalf of The District Board of Trustees of Florida State College Jacksonville by:

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Title



**Downtown Investment Authority**  
City Hall at St. James Building,  
117 W. Duval Street, First Floor, Lynwood Roberts Room  
Jacksonville, FL. 32202  
*Wednesday, December 18, 2019 –2:16 p.m.*

**Downtown Investment Authority**  
**MEETING MINUTES**

**Board Members Present:** Craig Gibbs, Esq., Chairman; Ron Moody, Vice Chairman; Braxton Gillam, Esq., Secretary; Oliver Barakat; Todd Froats; Marc Padgett; Carol Worsham and David Ward

**Board Members Absent:** Jim Bailey

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

**Council Members:** Michael Boylan, Council Member, District 6

**DIA Staff:** Lori Boyer, Chief Executive Officer; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant

**Office of General Counsel:** John Sawyer, Office of General Counsel

Meeting Convened: 2:16 p.m.

**I. CALL TO ORDER**

Chairman Gibbs called the DIA meeting to order at 2:16 p.m.

**II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING**

**A. Approval of the November 13, 2019 Downtown Investment Authority Meeting Minutes**

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER MOODY APPROVING THE NOVEMBER 13, 2019 DIA REGULAR MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**B. RESOLUTION 2019-12-05: DOWNTOWN DESIGN GUIDELINES  
PROCUREMENT OF PROFESSIONAL SERVICES**

**RESOLUTION 2019-12-05**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TASKS FOR THE DEVELOPMENT OF A SCOPE OF SERVICES NECESSARY TO SOLICIT PROFESSIONAL SERVICES FOR THE UPDATE OF THE DOWNTOWN DESIGN GUIDELINES ADOPTED AS PART OF THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO CREATE A DOWNTOWN DESIGN GUIDELINES PROJECT AS A PLAN PROFESSIONAL SERVICES PROGRAM WITHIN THE PLAN AUTHORIZED EXPENDITURES CATEGORY WITHIN THE NORTHBANK COMMUNITY REDEVELOPMENT AREA (“CRA”); AUTHORIZING A BUDGET TRANSFER OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000) FROM THE PARKS MASTER PLAN PROJECT CONTAINED WITHIN THE NORTHBANK CRA FOR APPROPRIATION TO A DOWNTOWN DESIGN GUIDELINES PROJECT; AUTHORIZING ITS CHAIR TO EXECUTE A CRA BUDGET TRANSFER FORM TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING AUTHORIZATION TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE DIA, IN ACCORDANCE WITH THE TASKS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2019-12-05. This Resolution sets out the terms that we are asking the Board to bless, so that a scope can be developed and ultimately procure a team of consultants for an update of what is in the big plan.

CEO Boyer noted that \$250,000 has been set aside this year for the master plan. Only an amount of \$100,000 may be needed based on the work that Mr. Parola has done with the Public Works Department.

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-12-05 (DOWNTOWN DESIGN GUIDELINES PROCUREMENT OF PROFESSIONAL SERVICES).**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**C. RESOLUTION 2019-12-06: UPDATE OF TWO-WAY STREET COST ESTIMATES**

**RESOLUTION 2019-12-06**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE EXPENDITURE OF UP TO \$8,000.00 OF PROFESSIONAL SERVICES DOLLARS FOR ADAMS AND FORSYTH STREETS TWO-WAY CONVERSION DESIGN AND CONSTRUCTION COST ESTIMATE SERVICES; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING AUTHORIZATION TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE DIA, IN ACCORDANCE WITH THE TASKS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2019-12-06. This Resolution seeks to procure professional services through a continuing services contact that Public Works has with the engineering firm of Waitz and Moyer. During 2015-2016, Former CEO, Aundra Wallace sought permission to use the same firm to receive cost estimates for converting a series of one-way streets to two-way streets that were identified in the CRA BID plan as eligible for conversion.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-12-06 (UPDATE OF TWO-WAY STREET COST ESTIMATE).**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

### **III. PRESENTATION**

#### **A. USS ORLECK**

Daniel Bean and Charles Webb provided a summary of the USS Orleck.

CEO Boyer asked if the Board would like for her to move forward to discuss the terms of the license agreement and bring back a resolution in January for a new license agreement.

She suggested to Mr. Bean to think about Catherine Street which is a public right-of-way that runs from Bay Street. If the Board wants to move forward in January, there are primary issues that are going to be addressed. She wants to verify whether the amount in escrow is adequate for relocating the ship from downtown to the scrapyards in Texas.

Chairman Gibbs recommended receiving more details and bringing back a Resolution in January to review to make a decision on the project.

#### **IV. CHIEF EXECUTIVE OFFICER REPORT**

- A. Forest Street Property Notice of Disposition
- B. Fire Station #5 Relocation Proposal

CEO Boyer provided an update of the Market Feasibility RFP. The goal is to have it evaluated and scored in January.

A DIA Board Member needs to be appointed to the scoring committee for that RFP which closes January 22<sup>nd</sup>. The Oral Presentation is on January 30<sup>th</sup>. The evaluation committee has to complete their recommendation by February 10<sup>th</sup> and that recommendation will go to the Retail Enhancement and Property Disposition committee in early February. Board Member Barakat volunteered to be on the scoring committee.

The Ford on Bay notices will arrive in January.

The Retail Enhancement Property Disposition Committee has a meeting scheduled Tuesday, January 14, 2020 at 10:00 a.m. That committee will hear a presentation on and discuss the new enhanced retail enhancement program as it relates to restaurants, bars, coffee shops, et cetera, in two targeted areas.

The Strategic Implementation Committee meeting is scheduled Friday, January 17, 2020 at 10:00 a.m., to discuss a parking strategy.

The Retail Enhancement Committee will have another committee meeting between February 10<sup>th</sup> and February 19<sup>th</sup> to consider the Ford on Bay Presentation. Beyond our Board meetings, there are going to be several committee meetings coming up in the next 45 days and staff will make sure all notices are sent.

Staff is working on receiving title information on the Landing site as well as the Courthouse/City Hall sites.

CEO Boyer reported that the City Council auditors audited the MPS garages and the payment of those. One of the terms of the contract requires delivery of certain documentation regarding revenue, because we pay if there is an operating loss.

The Independent Life Building is coming in for historic preservation funding within a month or two as staff is trying to clarify, for all applicants, how to evaluate and send a request in the process. She pointed out that Historic Preservation Trust Fund requires for a building to be eligible, it has to be designated a local landmark.

For Barnett and several other properties, LISC has been issuing bridge loans on historic preservation grants and we do not want them issuing bridge loan on a hypothetical grant that far

exceeds the reality of what is going to be eligible in the end. We are trying to get a good handle, within a month or two, on what is truly eligible and what someone can expect to receive before making the grants work.

Staff is meeting with Planning tomorrow on a process to make sure that everybody was providing the applicant the same information.

**V. DDRB BRIEFING**

Mr. Parola provided an update to the Board. The DDRB met Thursday, December 12, 2019 at 2:00 p.m. The next meeting will be held Thursday, January 9, 2020 at 2:00 p.m.

**IX. ADJOURN**

There being no further business, Chairman Gibbs adjourned the DIA meeting at approximately 3:45 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-Eiland, at (904) 255-5302, or by email at [karenu@coj.net](mailto:karenu@coj.net).*

## RESOLUTION 2019-12-05

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TASKS FOR THE DEVELOPMENT OF A SCOPE OF SERVICES NECESSARY TO SOLICIT PROFESSIONAL SERVICES FOR THE UPDATE OF THE DOWNTOWN DESIGN GUIDELINES ADOPTED AS PART OF THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO CREATE A DOWNTOWN DESIGN GUIDELINES PROJECT AS A PLAN PROFESSIONAL SERVICES PROGRAM WITHIN THE PLAN AUTHORIZED EXPENDITURES CATEGORY WITHIN THE NORTHBANK COMMUNITY REDEVELOPMENT AREA (“CRA”); AUTHORIZING A BUDGET TRANSFER OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000) FROM THE PARKS MASTER PLAN PROJECT CONTAINED WITHIN THE NORTHBANK CRA FOR APPROPRIATION TO A DOWNTOWN DESIGN GUIDELINES PROJECT; AUTHORIZING ITS CHAIR TO EXECUTE A CRA BUDGET TRANSFER FORM TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING AUTHORIZATION TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE DIA, IN ACCORDANCE WITH THE TASKS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency for community redevelopment areas within the boundaries of Downtown pursuant to Chapter 55, Part 3, *Ordinance Code*; and

**WHEREAS**, a Business Investment and Development Plan (“BID Plan”) has been adopted pursuant to Chapter 55, Part 3, *Ordinance Code*, which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plans; and

**WHEREAS**, Redevelopment Goal 3 of the North Bank and Southside CRA Plan reads: *Simplify the approval process for downtown development and improve departmental and agency coordination.*

**WHEREAS**, the City recently amended the Downtown Overlay Zone and Downtown District Use and Form Regulations contained within the Zoning Code; and

**WHEREAS**, in furtherance of Redevelopment Goal 3, the DIA desires to update the Design Guidelines, incorporating both text and illustrations, so as to provide direction to developers and establish focus for development plan review; and

**WHEREAS**, the DIA undertook a LaVilla Neighborhood Development Strategy, a Downtown Public Parking and Implementation Plan, a Riverfront Design Guidelines and

Activity Nodes Plan, and a Downtown Riverfront Investment Strategy, elements of which the DIA desires to memorialize within the Design Guidelines so as to further provide direction to developers and focus to reviewing bodies and departments;

**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 following tasks for the development of scope of services and subsequent issuance of a solicitation for professional services:

- i. Update Appendix C, entitled Downtown Design Guidelines, of the Downtown Jacksonville Community Redevelopment Plan to insure conformity with the recently adopted Downtown Zoning Overlay contained in Chapter 656, Part 3, Subpart H of the Jacksonville Code of Ordinances.
- ii. Through text, images and illustrations, refine the guidelines to articulate both the purpose and intent of the regulations as well as the prescriptive requirements found within the Private Realm Regulations (e.g. build-to-lines, urban open space) necessary to provide direction to developers and focus for reviewing entities and staff;
- iii. Through text, images and illustrations, refine the guidelines to articulate both the purpose and intent of the regulations as well as the prescriptive requirements found within the Public Realm Regulations (e.g. pedestrian zone) necessary to provide direction to developers and focus for reviewing entities and staff;
- iv. Update Downtown Overlay District references through text and maps.
- v. Through text, images and illustrations, incorporate those portions of the LaVilla Neighborhood Development Strategy, the Downtown Public Parking and Implementation Plan, the Riverfront Design Guidelines and Activity Nodes Plan, and the Downtown Riverfront Investment Strategy necessary to provide direction to developers and focus for reviewing entities and staff;

**Section 3.** The DIA hereby authorizes its Chair to execute a CRA Budget Transfer Form to effectuate the de-appropriation of \$75,000 from the Downtown Master Plan (Parks) Plan Professional Service project and the appropriation of \$75,000 for the creation of a Design Guideline Update Plan Professional Service project within the CRA Plan Authorized Expenditures Budget Category.

**Section 4.** The DIA hereby authorizes its Chief Executive Officer (“CEO”) to create a Downtown Design Guideline Project as a Plan Professional Services Program within the CRA Plan Authorized Expenditures Category.

**Section 5.** The DIA authorizes the transfer of \$75,000 from the Parks Master Plan Project within the Northbank CRA as partial funding of the Downtown Design Guideline Project.

**Section 6.** The DIA authorizes its CEO to take all necessary action to effectuate the purposes of this resolution, including authorization to negotiate and execute contracts on behalf of the DIA in accordance with the tasks identified herein.

**Section 7.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Craig Gibbs, Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**CRA Budget Transfer Form**  
 City of Jacksonville, Florida  
**COMMUNITY REDEVELOPMENT AGENCY**

\_\_\_\_\_  
 DOWNTOWN INVESTMENT AUTHORITY  
 Name of Community Redevelopment Agency

\_\_\_\_\_  
 NO  
 Plan Capital Project ( Yes or No)  
 (if applicable fill out CRA Capital Project Form)

\_\_\_\_\_  
 DISTRICTS 7  
 Council District (s)

**Description of Expenditure Request:**

Budget transfer \$75,000 within the professional services subobject from Downtown Master Plan (Parks) to a new Plan Professional Service within the CRA Planned Expenditures budget category. Specifically, the CRA Planned Expenditure is for a new project: Downtown Design Guidelines Update.

\_\_\_\_\_  
 \$75,000.00  
 Total Amount of Expenditure Request

\_\_\_\_\_  
 3/1/20  
 Anticipated Expenditure Commencement Date

\_\_\_\_\_  
 9/1/20  
 Anticipated Expenditure Completion Date

\_\_\_\_\_  
 DOWNTOWN MASTER PLAN: DIAD18A0003 SUB 03109  
 Applicable Approved CRA Budget Line Item For Expenditure

\_\_\_\_\_  
 \$200,000.00  
 Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

<b>BUDGET OFFICE</b>	<b>ACCOUNTING DIVISION</b>												
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="width: 15%;">Date Rec'd.</th> <th style="width: 15%;">Date Fwd.</th> <th style="width: 70%;">Budget Officer Approval</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date Rec'd.	Date Fwd.	Budget Officer Approval				<table style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="width: 15%;">Date Rec'd.</th> <th style="width: 15%;">Date Fwd.</th> <th style="width: 70%;">Comptroller Approval</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date Rec'd.	Date Fwd.	Comptroller Approval			
Date Rec'd.	Date Fwd.	Budget Officer Approval											
Date Rec'd.	Date Fwd.	Comptroller Approval											
Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.													

**CRA BOARD APPROVAL**

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

\_\_\_\_\_  
 \$75,000.00  
 Expenditure Amount Approved by CRA Board

\_\_\_\_\_  
 Resolution 2019-12-05  
 CRA Board Resolution Number

\_\_\_\_\_  
 12/18/19  
 Resolution Date



**RESOLUTION 2019-12-06**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE EXPENDITURE OF UP TO \$8,000.00 OF PROFESSIONAL SERVICES DOLLARS FOR ADAMS AND FORSYTH STREETS TWO-WAY CONVERSION DESIGN AND CONSTRUCTION COST ESTIMATE SERVICES; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING AUTHORIZATION TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE DIA, IN ACCORDANCE WITH THE TASKS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency for community redevelopment areas within the boundaries of Downtown pursuant to Chapter 55, Part 3, *Ordinance Code*; and

**WHEREAS**, a Business Investment and Development Plan (“BID Plan”) has been adopted pursuant to Chapter 55, Part 3, *Ordinance Code*, which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plans; and

**WHEREAS**, the reintroduction of two-way streets, including the conversion of Adams and Forsyth Streets from one-way to two-way, is included as a project within the North Bank Downtown Community Redevelopment Area Plan; and

**WHEREAS**, in preparation for submitting two-way street conversions as projects within the City’s 2016-2021 Capital Improvement Program, through a continuing services contract with the City’s Public Works Department, the DIA previously contracted with the civil engineering firm of Waitz & Moye, Inc., to development design and construction cost estimates for two-way street conversions; and

**WHEREAS**, the DIA has identified Adams and Forsyth Streets as high-priority two-way street conversions, the DIA desires to update the design and construction estimates for these rights-of-way, **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 utilization of up to \$8,000 of professional services dollars for Adams and Forsyth Streets two-way street conversion design and construction cost estimating services, utilizing City Contract # P-14-19 between the City of Jacksonville and the civil engineering firm of Waitz & Moye, Inc.

**Section 3.** The DIA authorizes its CEO to take all necessary action to effectuate the purposes of this resolution, including authorization to negotiate and execute contracts on behalf of the DIA in accordance with the tasks identified herein.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Craig Gibbs, Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_