



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**ED BALL BUILDING
214 North Hogan Street
8th Floor, Suite 851, Jacksonville, Florida 32202**

Wednesday, June 20, 2018 – 2:00 P.M.

MEMBERS:

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

Dane Grey, Board Member
 Ron Moody, Board Member
 Marc Padgett, Board Member
 Braxton Gillam, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. May 23, 2018 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2018-06-01: FY 18-19 Tax Increment District Budget Approvals*
	C. May 23, 2018 Community Redevelopment Agency Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. May 23, 2018 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2018-06-02: Sale of Surplus Storm Water Credits*
	C. May 23, 2018 Downtown Investment Authority Meeting Transcript
IV.	CHIEF EXECUTIVE OFFICER REPORT
	A. Historic Preservation Trust Fund
	B. DT Economic Development Fund
	C. Metropolitan Park/ Shipyards Update
V.	DDRB BRIEFING
VI.	OLD BUSINESS
VII.	NEW BUSINESS
	A. Election of Officers
	B. The Cathedral District Master Plan Presentation
	C. JTA U2C TCAR Update – Brad Thoburn, JTA
VIII.	PUBLIC COMMENTS
IX.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, June 20, 2018 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Acting Chairman Oliver Barakat; Brenna Durden, Esq.; Craig Gibbs, Esq.; Braxton Gillam, Esq.; Dane Grey; Ron Moody and Marc Padgett

Board Members Absent: Jim Bailey, Chairman; Jack Meeks, Vice Chairman

Council Members: None

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

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager, Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking, Jackie Mott, Accountant and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:05 p.m.

I. CALL TO ORDER

Acting Chairman Barakat called the CRA meeting to order.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the May 23, 2018 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE MAY 23, 2018 CRA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**B. RESOLUTION 2018-06-01: FY 18-19 TAX INCREMENT DISTRICT BUDGET
APPROVALS ***

RESOLUTION 2018-06-01

**RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT
AUTHORITY (“DIA”) ADOPTING A FY 2018-2019 PROPOSED BUDGET;
PROVIDING AN EFFECTIVE DATE.**

CEO Wallace brought forth Resolution 2018-06-01, relating to the proposed fiscal year 2018-2019 Southside Tax Increment District (“TID”), the Northwest TID and the Downtown East TID budgets.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD
MEMBER GIBBS TO APPROVE RESOLUTION 2018-06-01 ADOPTING A FY 2018-2019
PROPOSED BUDGETS.**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. PUBLIC COMMENTS

None

IV. ADJOURNMENT

There being no further business, Acting Chairman Barakat adjourned the CRA meeting at approximately 2:20 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
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, June 20, 2018 – 2:20 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Acting Chairman, Oliver Barakat; Brenna Durden, Esq.; Craig Gibbs, Esq.; Braxton Gillam, Esq.; Dane Grey; Ron Moody and Marc Padgett

Board Members Absent: Jim Bailey, Chairman; Jack Meeks, Vice Chairman

Council Members: Council Member Boyer

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

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager, Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking, Jackie Mott, Accountant and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:30 p.m.

I. CALL TO ORDER

Acting Chairman Barakat called the DIA meeting to order.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING MINUTES

A. Approval of the May 23, 2018 DIA Regular Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE MAY 23, 2018 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2018-05-02: SALE OF SURPLUS STORM WATER CREDITS

RESOLUTION 2018-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO 1.81 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO LOFTS AT LAVILLA 2, LTD. FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074815 0025 (“PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-06-02 and Mr. Parola provided a brief overview of the sale of surplus stormwater credits.

Guy Parola stated that the Ordinance was passed by City Council around August 2017. If approved, the sale of these 1.81 credits will equate to \$63,256.33.

Board Member Padgett recused himself from voting as his business is the contractor on the project.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GILLAM APPROVING RESOLUTION 2018-06-02 (SALE OF SURPLUS STORM WATER CREDITS).

THE MOTION PASSED 6-0-1 (BOARD MEMBER PADGETT ABSTAINED).

III. CEO REPORT

- A.** Metropolitan Park/Shipyards Properties A memo was distributed and read into the record. There will not be a term sheet brought forth in September, or a Redevelopment Agreement to get through Council. There are things to be worked out with the two respective entities. There is no resolution available today but the DIA is working with the Land and Water Conservation Fund, and the Florida Recreation Development Assistance Program.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GILLAM GRANTING THE EXTENSION FOR MORE TIME IN ORDER TO BE WORKED OUT.

Board Member Durden is in support of the motion and asked for a friendly amendment for staff to provide the Board with a report every six-month over the course of these additional two years.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. HISTORIC PRESERVATION AND DT ECONOMIC DEVELOPMENT FUND

CEO Wallace reported the above referenced projects were going before the Mayor's Budget Review Committee this upcoming Monday, June 25th DIA at 9:00 a.m. The DIA will engage with the administration about additional funding support for the Historic Preservation Trust Fund and the Downtown Development Fund. A handout was provided by Jackie Mott.

CEO Wallace recommended a conversation with the Board on what to get done.

CEO Wallace is approaching his five year tenure with the DIA August 2018 and he has never asked for one dime.

Board Member Durden stated that his request was very reasonable as the potential historic projects make a lot of sense.

CEO Wallace reported that City Council has approved the Redevelopment Agreement for the Laura Street Trio, Barnett Building, with \$4 million cash on hand and a commitment for the other 4. CEO Wallace is going to request for an uncommitted fund balance of \$4.45 million. The DIA has already committed to \$5.5 which adds up to roughly \$10 M.

No action is needed to be taken.

CEO commended staff and OGC for all of the work that was done to get the District approved on June 12, 2018.

CEO Wallace suggested moving the July 18th meeting to July 11th due to another project that will be upcoming.

Vystar is coming downtown. DDRB has given final approval for Main, Forsyth and Laura Street garage.

IV. DDRB BRIEFING

Jim Klement was not available to provide a brief summary of the DDRB agenda items.

V. OLD BUSINESS

None

VI. NEW BUSINESS

A. ELECTION OF OFFICERS

CEO Wallace reported the following:

4.0 OFFICERS, ELECTION AND DUTIES:

4.1 Officers: The officers of the DIA shall consist of a Chair, Vice-Chair and Secretary

4.2 Selection: At a scheduled meeting prior to July 1, the Chair shall appoint three Board Members to a Nominating Committee. The slate shall be presented to the Board as a whole at the regular meeting in May. All Nominating Committee meetings shall be noticed and conducted as Public Meetings in accordance with Section 6 of these Bylaws.

4.3 Election: At a scheduled meeting prior to July 1, the Nominating Committee shall report the names slated for the positions. At that time, the Chairman shall accept additional nominations for officer from the Board. The board shall elect, by voice vote, the officers to serve for one year. Or until their successors are elected. Participation of the public shall be at the discretion of the Chair. The current officers are Jim Bailey, Chairman, Jack Meeks, Vice Chairman and Brenna Durden as the Secretary.

Board Member Gibbs waived Section 4.4 of the DIA Bylaws that require or limit an office to a one-year term.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER PADGETT TO WAIVE SECTION 4.4 OF THE DIA BYLAWS REQUIRE OR LIMIT ON OFFICER TO A ONE-YEAR TERM.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY NOMINATING JIM BAILEY AS CHAIRMAN.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GILLAM NOMINATING CRAIG GIBBS AS VICE-CHAIRMAN.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Council Member Boyer arrived at 3:07 p.m.

CEO Wallace reported expiring terms for the following members.

- Jack Meeks, June 30, 2018
- Brenna Durden, June 30, 2018
- Marc Padgett, June 30, 2018

Assuming Mr. Padgett and Mrs. Durden wanting to serve another term, CEO Wallace will have a conversation on their behalf.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT NOMINATING RON MOODY AS SECRETARY.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. THE CATHEDRAL DISTRICT MASTER PLAN PRESENTATION

Ginny Myrick, CEO and President of Cathedral District Jax. provided a presentation to the Board. Steve Kelly, TIAA Bank Board Chair Cathedral District-Jax. was also present.

CEO Wallace and Guy Parola will figure out which one of the committees to vet this and to send a recommendation to the full board about the incorporation of it into the Business Investment and Development Plan for the North bank and the Southbank CRA's.

C. JTA U2C TCAR UPDATE – Brad Thoburn, JTA

Brad Thoburn, JTA provided a presentation to the Board regarding the U2C Program.

VII. PUBLIC COMMENTS

None

There being no further business, Acting Chairman Barakat adjourned the CRA meeting at approximately 3:30 p.m.

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

RESOLUTION 2018-06-01

**RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT
AUTHORITY (“DIA”) ADOPTING A FY 2018-2019 PROPOSED
BUDGET; PROVIDING AN EFFECTIVE DATE.**

BE IT RESOLVED, by the DIA:

Section 1. The South Side TID FY 2018-2019 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 2. The Northwest TID FY 2018-2019 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 3. The Downtown East TID FY 2018-2019 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

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: _____

Downtown East TID (SF 181)		FY19 Proposed	FY19 Revised	Comments
Revenue				
31101	Ad Valorem Taxes	\$2,995,895	\$0	
	Debt Repayment (Lynch / 11E)	\$416,397	\$0	
	Debt Repayment(Caling Loan)	\$506,487	\$0	
	Transfer from NW TID (SF183)	\$1,906,418	\$0	
	Transfers From General Fund (Loan)	\$0	\$0	
38901	Transfers from Fund Balance	\$0	\$0	
Total Revenues		\$5,825,197	\$0	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$5,000	\$0	
Engineering Services				
Total Engineering Services			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$2,900,000	\$0	
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	\$800,000	\$0	
	MPS Arena & Sports Complex	\$2,000,000	\$0	
	Comm. Revitalizatio Program - GS&P	\$5,000	\$0	
	Kraft Food REV Grant (Maxwell House)	\$95,000	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Carling Bonds	\$194,786	\$0	
09101P	Principal - Carling Bonds	\$1,941,343	\$0	
09101P	Repay COJ Notes	\$709,068	\$0	
	Total Debt Service	\$2,845,197	\$0	
09191	Interfund Transfer (see below for details)	\$75,000	\$0	
	To General Fund - GSD	\$0	\$0	
	To Community Development Subfund (32U)	\$75,000	\$0	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$5,825,197	\$0	
Remaining Funds				
Total Expenditures		\$5,825,197	\$0	

North West TID (SF 183)		FY19 Proposed	FY19 Revised Proposed	Comments
Revenue				
31101	Ad Valorem Taxes	\$5,148,425	\$0	
38901	Transfers from Fund Balance	\$0		
Total Revenues		\$5,148,425	\$0	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
Total Professional Services		\$5,000	\$0	
Engineering Services				
			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$3,237,007	\$0	
	MPS Urban Core Garage (Courthouse)	\$2,200,000	\$0	
	JTA /Fidelity Parking Lease	\$13,494	\$0	
	Hall Mark REV Grant (220 Riverside)	\$360,000	\$0	
	Pope & Land REV Grant (Brooklyn Riverside Apts.)	\$325,000	\$0	
	Expanded REP program	\$338,513	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Bonds	\$0	\$0	
09101P	Principal - Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$1,906,418	\$0	
	To General Fund - GSD	\$0	\$0	
	To Downtown East TID (SF 181))	\$1,978,846	\$0	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$5,148,425	\$0	
Remaining Funds				
		\$0	\$0	
Total Expenditures		\$5,148,425	\$0	

South Side TID	(SF 182)	FY19 Proposed	FY19 Revised Proposed	Comments
Revenue				
31101	Ad Valorem Taxes	\$4,041,319	\$0	
38901	Transfers from Fund Balance	\$0	\$0	
Total Revenues		\$4,041,319	\$0	
Expenditures				
Salaries				
Total Salaries			\$0	
Employee Benefits				
Total Employee Benefits			\$0	
Professional Services and Contractual Obligations				
03109	Professional Services (DRI Reorg.)	\$0	\$0	
03109	Professional Services (Audit)	\$5,000	\$0	
Total Professional Services		\$5,000	\$0	
Engineering Services				
			\$0	
Internal Service Charges				
Total Internal Service			\$0	
Other Operating Expenses				
Total Other Operating Supplies		\$0	\$0	
Transfers to Other Funds				
	Expenditures in Accordance with Plan (see below for details)	\$3,026,183	\$0	
	Pennisula REV Grant	\$625,000	\$0	
	Strand Rev Grant	\$425,000	\$0	
	San Marco Place REV Grant	\$0	\$0	
	Sunguard REV Grant	\$8,000	\$0	
	One Call CRP	\$100,000	\$0	
	SB Riverwalk Wayfaring Signage	\$100,000		
	Waterfront Activation	\$18,183	\$0	
	JEA SSGS Public Infrastructure Improvements	\$1,750,000	\$0	
09101	Interest - Strand Bonds	\$178,004	\$0	
09101P	Principal - Strand Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$832,132	\$0	
	To General Fund - GSD- Admin	\$404,132	\$0	
	To General Fund - GSD	\$0		
	To Downtown Econ. Dev. Fund (75B) - South Bank Retail Enhancement Program	\$178,000		
	To TIF Capital Fund - Southbank Parking (32U)	\$250,000		
	To TIF Capital Fund - Riverplace Road Diet (32U)	\$0	\$0	
09906	Cash Carryover	\$0	\$0	
Total Transfer out		\$4,041,319	\$0	
Remaining Funds				
		\$0	\$0	
Total Expenditures		\$4,041,319	\$0	

RESOLUTION 2018-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO 1.81 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO LOFTS AT LAVILLA 2, LTD. FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074815 0025 (“PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Department of Public Works and the Florida Department of Environmental Protection have determined that there are approximately 185 acres of surplus Water Quality Compensatory Credits within the St. Johns River Water Management District Permit No. 18269-1; and

WHEREAS, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 3, which calls for DIA and the City to: *Simplify the approval process for downtown development and improve departmental and agency coordination*; and

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

WHEREAS, at the request of DIA legislation was filed through the Mayors Budget Review Committee to effectuate a process for the sale and conveyance of surplus Water Quality Compensatory Credits; and

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

WHEREAS, the Developer wishes to purchase up to 1.81 credit acres of surplus Water Quality Compensatory Credits; and

WHEREAS, the DIA allocated 133 multi-family units of Phase I development rights from the Northwest Component Area of the Consolidated Downtown Development of Regional Impact for the project; and

WHEREAS, the DIA finds that the request furthers North Bank Downtown & Southside CRA Plans Redevelopment Goal Redevelopment Goal No. 2, which states: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle*, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA authorizes the sale by the City of up to 1.81 credit acres of Surplus Water Quality Compensatory Credit at \$34,948.25 per credit acre for a total of \$63,256.33 to Lofts at LaVilla 2, Ltd., for application on Duval County Tax Parcel 074815 0025.

Section 2. The DIA instructs its CEO to take all necessary action to effectuate the purposes of this resolution.

Section 3. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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