

Downtown Investment Authority

REVISED DRAFT AGENDA

City Hall at St. James, 117 W. Duval Street

Don Davis Room, 1st Floor

Thursday, April 30, 2015 – 9:00 AM

MEMBERS:

Oliver Barakat, Chairman

Jack Meeks, Vice Chairman

Craig Gibbs, Secretary

Antonio “Tony” Allegretti, Board Member

James Bailey, Board Member

Melody S. Bishop, Board Member

Robert Clements, Board Member

Doris Goldstein, Board Member

Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Barakat
	A. Pledge of Allegiance
II.	ACTION ITEMS - Chairman Barakat (Requires DIA Action and/or Approval)
	A. Approval of March 6, 2015 DIA Board Special Meeting Minutes
	B. Approval of March 25, 2015 DIA Regular Meeting Minutes
	C. Approval of April 6, 2015 DIA Special Board Meeting Minutes re: Wi-Fi
III.	CHIEF EXECUTIVE OFFICER REPORT/ACTION ITEMS
	A. Resolution 2015-04-02 - Recommendation of the Evaluation Committee for Disposition/Redevelopment of city-owned property known as the Shipyard Sites
	B. Resolution 2015-04-03 - Recommendation to accept the Office of Public Parking proposal of a flat rate special event option at City Parking Facilities
	C. Resolution 2015-04-04 – Elena Flats
	D. Legislative Update – Special Committee on CIP
	E. General Projects Update - Riverplace Boulevard
IV.	DOWNTOWN BRIEFING – Jim Klement
	A. DDRB March 2015 Meeting Update
V.	OLD BUSINESS – Chairman Barakat
VI.	NEW BUSINESS – Chairman Barakat
	Downtown DRI
VII.	PUBLIC COMMENTS – Chairman Barakat
VIII.	ADJOURNMENT – Chairman Barakat
	Next Scheduled Meeting: TBD

Staff Distribution:

Aundra Wallace, DIA Chief Executive Officer

Guy Parola, DIA Redevelopment Manager

Tom Daly, DIA Redevelopment Analyst

Jim Klement, DIA, DDRB

Susan Grandin, Office of General Counsel

Lawsikia Hodges, Office of General Counsel

Paul Crawford, OED, Deputy Director

Alex Rudzinski, OED

DIA Council Liaison, Lori N. Boyer, Council Member District 5

Jack Shad, Public Parking Officer

Karen Underwood, DIA Executive Assistant

Nelly Peoples, DIA Volunteer

Natalia Hernandez, DIA UNF Intern

David DeCamp, Public Information Office



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room

Thursday, April 30, 2015 - 9:00 a.m.

DIA Regular
MEETING MINUTES

Board Members Present: Oliver Barakat, Chairman; Jack Meeks, Vice Chairman; Craig Gibbs; Secretary; Tony Allegretti; Jim Bailey; Melody Bishop; Doris Goldstein and Kay Harper-Williams

Board Members Absent: Robert Clements

Office of General Counsel: Lawsikia Hodges & Susan Grandin

Council Member: Lori Boyer

Attendees: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Redevelopment Manager; Tom Daly, DIA Redevelopment Analyst; Jim Klement, DIA Development Coordinator; Jim Robinson, Department of Public Works Director; and Karen Underwood, DIA Executive Assistant

I. CALL TO ORDER

Chairman Barakat convened the meeting at 9:00 a.m. with a quorum present.

II. ACTION ITEMS

A. APPROVAL OF MARCH 6, 2015 SPECIAL MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER HARPER-WILLIAMS AND SECONDED BY BOARD MEMBER MEEKS APPROVING THE MARCH 6, 2015 SPECIAL MEETING MINUTES

THE MOTION PASSED UNANIMOUSLY 7-0.

B. APPROVAL OF MARCH 25, 2015, REGULAR MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER HARPER-WILLIAMS AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE MARCH 25, 2015 REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0.

C. APPROVAL OF APRIL 6, 2015 SPECIAL MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER HARPER-WILLIAMS AND SECONDED BY BOARD MEMBER ALLEGRETTI APPROVING THE APRIL 6, 2015 SPECIAL MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0.

Board Member Goldstein arrived after approval of the minutes.

III. CHIEF EXECUTIVE OFFICER REPORT

A. Resolution 2015-04-02 – Recommendation of the Evaluation Committee for Disposition/Redevelopment of city-owned property known as the Shipyards Sites.

CEO Wallace brought forth a memo and Resolution 2015-04-02.

On April 16th the evaluation committee met and received guidance from Greg Pease, Chief of Procurement Division. The committee was comprised of the following members: 1. Ted Carter, Executive Director, OED, 2. Jack Meeks, DIA Board Member and 3. Aundra Wallace, DIA CEO.

The Procurement Division informed the committee that three (3) responses had been received for ISP-0415-15. IN HIM, Shitaki Enterprises, LLC and Iguana Investments Florida, LLC. Based upon the results of the rankings of the respondents, the Governing Board of the DIA submitted the firm of Iguana Investments, Florida, LLC as the highest ranked respondent with a score of 77.33.

Chairman Barakat offered to be included in those negotiations along with CEO Wallace given his expertise with Real Estate. Board Member Meeks concurred and stated that he would like to volunteer to serve on the financial analysis piece. He suggested a special meeting should be noticed to deal with this particular issue. Chairman Barakat agreed and noted that it would be a complex development agreement which would provide a lot of detail.

Meeks – the tie into Springfield is good. The residential is good. The Practice fields are not good. Berkman should be finished. The design should be fitting to the area. The vacancy rate doesn't support more office use.

Goldstein - Financial and design concerns. **Regarding financial** -- not supportive of developer designing public space, but the city having to pay for it. The city only being left with the public space does not offer security for the investment. We should not start the negotiations where they have aggressively suggested. **Regarding design** – Populus is known for stadium design and is not a good choice for master plan or riverfront design. We need the correct expertise for open space design and to work with the city.

Bishop – Concerned about design. We need another designer. There was no attention to the streetfront and river's edge. If someone else is going to design, but city picks up the tab, there need to be parameters. Financial proposal is a problem. How does transit fit in?

Bishop – While the Market will guide much, attention is to be placed on Phasing such that certain uses are not brought on line at a time that the market cannot absorb (such as Office occ rate)

Bishop – Project should be approached as a Transit Oriented (TOD); meet with Nat Ford/JTA re federal funding opportunities and partnering to construct certain elements.

Bishop – Riverfrong Boardwalk must be activated; wide (min 12' clear), interaction with, not separation from, adjacent properties (unlike SB)
Mouth of Hogan's Creek is precious, as is need for large urban park adjacent to the core; seriously investigate requirements for and design of inclusion of properties of Metropolitan Park with reduction of areas west of Hogan's Creek to Urban Core Park.

Bishop - Concerns for Practice Fields on the river

Allegretti – We need a good connection to downtown. The design is car-based and almost suburban. Regarding financial, keep the tax increment created in that area. Have the zone stretch down By St. to Central Station. Maybe a streetcar for connection – customers and residents. A car based program is not the goal.

Bailey – Environmental clean up is an issue. No worries about the ability of the developer, but not sure the city can step up to the financial ask.

Goldstein asked Iguana representative (Harden) – Any ballpark of the city cost? Harden replied they estimated the environmental to be \$15 - \$18 million, stormwater to come from the stormwater fund, and the riverwalk similar to what we just did.

CM Boyer – regarding the financials and mix of uses, the Board needs to say NOW what they want to see. Commitment vs. vision, design of infrastructure, transit connection.

Barakat – perhaps we should have (1) a Term Sheet to get a meeting of the minds, and (2) details of the contract.

L. Hodges, OGC – procedures have already been adopted that include a Term Sheet.

Meeks – suggested having board speak individually with Aundra Wallace.

CM Boyer – Better to have ideas heard by all as a body.

Williams – residential component is too small. 600 units is not enough. There are almost as many boat slips as there are residential units. We should focus on residential.

Iguana rep. Harden – square footages are convertible. They will respond to market.

Barakat – How does conversion table work?

Bishop – Can we capture Metro Park, or swap? Having the park closer to the core city would be better.

Paul Harden, Attorney who is representing Iguana Investments Florida LLC was present to answer questions and provided information. The next step is negotiating the contract.

Lawsikia Hodges, Office of General Counsel noted that the Board has already approved the requirement for CEO Wallace to present a term sheet to the Board before a redevelopment agreement can be prepared and approved.

PUBLIC COMMENT

- Carnell Oliver
- Bruce Fouraker

A MOTION WAS MADE BY BOARD MEMBER BAILEY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2015-04-02 OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE ISP-0415-15 EVALUATION COMMITTEE’S RECOMMENDATION SELECTING IGUANA INVESTMENTS FLORIDA. LLC (“DEVELOPER”) AS THE HIGHEST RANKING PROPOSER OF THE PROPOSALS RECEIVED UNDER THE NOTICE OF DISPOSITION/REDEVELOPMENT OF CITY OWNED PROPERTY KNOWN AS THE SHIPYARDS SITE RELEASED BY THE DIA ON MARCH 10, 2015 (THE “SOLICITATION”) AND AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATION WITH THE DEVELOPER IN ACCORDANCE WITH THE SOLICITATION TERMS.

THE MOTION PASSED UNANIMOUSLY 8-0

A recess was taken at 10:30 a.m. The Board reconvened at 10:42 a.m.

B. Resolution 2015-04-03 Recommendation to accept the Office of Public Parking Proposal of a flat rate special event option at City Parking Facilities

CEO Wallace brought forth a memo and Resolution 2015-04-03.

Jack Shad, Office of Public Parking provided information regarding a flat-rate special event option at City Parking Facilities. The \$250.00 flat-rate fee covers the costs for operating a parking garage for a five-hour period.

Council Member Boyer inquired about the standards. Jack Shad stated that the flat rate option would be for small and medium events because larger events would not be provided because there would be reasonable assurance that there would be enough people that could pay the cost to park.

Board Member Gibbs asked Jack Shad to provide an annual report list of those that were declined.

PUBLIC COMMENT

- Bruce Fouraker

Board Member Bailey addressed concerns of the option of declining an event access to the special parking rate.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GOLDSTEIN APPROVING RESOLUTION 2015-04-03 SUPPORTING THE OFFICE OF PUBLIC PARKING PROPOSAL TO IMPLEMENT A FLAT RATE SPECIAL EVENTS PARKING OPTION AT CITY PARKING FACILITIES.

THE MOTION PASSED UNANIMOUSLY 8-0.

C. Resolution 2015-04-04 – Elena Flats

Council Member Boyer requested the Board to submit the resolution to the Chairman of the LUZ committee and the members of the LUZ committee.

Board Member Meeks stated that he planned to attend the LUZ Committee Meeting on May 5th and he intends to state that they find the building suitable for restoration.

Susan Grandin, OGC reported to the Board that if the piece of property is designated in the local landmark, the owner whom is current on their taxes can request a certificate of appropriateness to mothball it.

PUBLIC COMMENTS

NONE

A MOTION WAS MADE BY BOARD MEMBER BISHOP AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2015-04-04 REGARDING ELEANA FLATS, LOCATED AT 122 EAST DUVAL STREET IN DOWNTOWN JACKSONVILLE, SUPORTING ALTERNATIVE TO THE DEMOLITION OF THE BUILDING, REQUESTING THE DIA STAFF TO WORK WITH THE CHURCHES IN THE AREA FOR ALTERNATIVE PARKING SOLUTIONS, AND REQUESTING THE LAND USE AND ZONING COMMITTEE OF THE CITY COUNCIL FOR AT LEAST A ONE CYCLE DEFERRAL OF THE MATTER (2015-170) TO ALLOW FOR THE PURSUIT OF THE SOLUTIONS.

THE MOTION PASSED UNANIMOUSLY 7-0-1. BOARD MEMBER MEEKS RECUSED HIMSELF FROM VOTING

Chairman Barakat asked staff to provide a legislative update to alert the Board of the potential City Council legislation to offer any comments.

D. Legislative Update Special Committee of CIP

CEO Wallace reported that staff has been working with Council Member Boyer with reviewing some projects that has been ongoing for a number of years to see which projects have been completed and to see if they could be closed out, with any fund balances recaptured and reallocated for use by the Downtown Investment Authority. He referenced Ordinance 2015-303 was introduced on April 28, 2015 and provided background information. This bill transfers \$1,729,565.59 in residual funding and budgetary authority for multiple projects into the DIA's budget.

Council Member Boyer noted that the intent of the CIP Committee was to take funding that was left over in projects that were "Downtown Projects" and provide balances to the DIA for use of the original intended purpose consistent with within the framework of the CRA Plan for the same purposes and in the same locations.

Board Member Bishop inquired if it would helpful to formulate a resolution. Council Member Bishop considered to delay a resolution until the hearing of (2) other bills.

The second legislation is Ordinance 2015-275. The bill appropriates \$3,787,435.55 into the Downtown Historic Preservation and Revitalization Trust Fund. The reallocations of monies within the Trust Fund come from projects that expired without utilizing their funding commitments and interest earnings in the fund. Council Member Boyer provided background information.

The third legislation is Ordinance 2015-276. The bill returns \$8,513,614.56 in cash and budgetary authorization to the respective accounts of origin. Friendship Fountain and Southbank Riverwalk accounts are being closed which put over \$1M back in the Southbank TIF.

Susan Grandin quoted a draft Resolution would state: A Resolution supporting Ordinance 2015-303 regarding the special committee on CIP as it relates to Downtown supporting Ordinance 2015-275 regarding Historic Preservation Trust Fund and Supporting Ordinance 2015-276 regarding closing of capital accounts for Friendship Fountain and Southbank Riverwalk to put the money into the Southbank TIF.

PUBLIC COMMENTS

NONE

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE VERBALIZED DRAFT BY SUSAN GRANDIN.

THE MOTION WAS APPROVED UNANIMOUSLY 8-0.

E. DOWNTOWN DRI

Council Member Boyer stated that she met with Mrs. Grandin and staff. She brought forth Ordinance 2015-B Series text amendment to the City of Jacksonville 2030 Comprehensive plan, which provides a starting process. CEO Wallace stated that the staff has agreed with the process and a separate meeting date is needed to discuss this topic.

F. General Projects Update – Riverplace Boulevard

CEO Wallace noted that a kick-off meeting will be held on Monday May 4th

JACKSONVILLE LANDING

Board Member Goldstein provided an update on the Jacksonville Landing. The kick-off meeting for the internal discussions with the group will be held on May 21st.

CEO Wallace stated the he anticipate that the next board meeting will be on May 27th. The work plan will be provided for Landing Design process.

Jim Robinson, Director of Public Works provided an update to the Board regarding a pilot study involving JEA and the City.

Board Member Bailey inquired if there was a report on the Wi-Fi expense and results. CEO Wallace responded that there is a meeting scheduled in May.

G. DOWNTOWN BRIEFING

Jim Klement provided the DDRB update and there will be meeting scheduled in May 28, 2015

H. OLD BUSINESS

None

I. NEW BUSINESS

Lawsikia Hodges stated that there will be a Quarterly Ethics Training for all Board and commissions on June 24, 2015 from 12:00p.m – 1:00 p.m.

J. PUBLIC COMMENTS

Public speaker cards on file with the Downtown Investment Authority.

K. ADJOURNMENT

Chairman Barakat adjourned the meeting at approximately 12:17 p.m.

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

RESOLUTION 2015-04-01

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY
AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO
A \$65,000 SPONSORSHIP AGREEMENT WITH ONE SPARK TO
SUPPORT DOWNTOWN PUBLIC WI-FI DURING THE 2015 ONE
SPARK EVENT.**

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic Downtown; and

WHEREAS, DIA and the City have provided financial support to One Spark in 2013 and 2014; and

WHEREAS, there is insufficient public infrastructure to support the volume of Wi-Fi users Downtown during large events, such as One Spark; and

WHEREAS, public Wi-Fi is necessary for the City’s Downtown visitors to fully enjoy their experience in Downtown Jacksonville; and

WHEREAS, the DIA desires to appropriate \$65,000.00 within its 2014/2015 budget for Downtown public Wi-Fi sponsorship during the 2015 One Spark event.

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, subject to the approval of the Mayor’s Budget Review Committee, authorizes its Chief Executive Officer to negotiate and execute a sponsorship agreement or the functional equivalent with One Spark for the expenditure of \$65,000.00 to be spent on Downtown public Wi-Fi during the 2015 One Spark Event.

Section 3. This resolution shall become effective upon its approval by the DIA this 6th day of April, 2015.

WITNESS:

Downtown Investment Authority

Oliver Barakat, Chairman

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

RESOLUTION 2015-04-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE ISP-0415-15 EVALUATION COMMITTEE’S RECOMMENDATION SELECTING IGUANA INVESTMENTS FLORIDA, LLC (“DEVELOPER”) AS THE HIGHEST RANKING PROPOSER OF THE PROPOSALS RECEIVED UNDER THE NOTICE OF DISPOSITION/REDEVELOPMENT OF CITY OWNED PROPERTY KNOWN AS THE SHIPYARDS SITE RELEASED BY THE DIA ON MARCH 10, 2015 (THE “SOLICITATION”) AND AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATIONS WITH THE DEVELOPER IN ACCORDANCE WITH THE SOLICITATION TERMS.

WHEREAS, the City of Jacksonville (“City”) and the Downtown Investment Authority (the “DIA”) desires to have the City owned property commonly known as the “Shipyards” redeveloped; and

WHEREAS, the DIA Board adopted a process for soliciting proposals for the redevelopment of the Shipyards (the “Shipyards CRA Disposition Procedures”) and Chairman Barakat appointed an Evaluation Committee to evaluate and recommend a proposer to the DIA Board in accordance with the Shipyards CRA Disposition Procedures; and

WHEREAS, the DIA released on March 10, 2015, ISP-0415-15 - Notice of Disposition/ Redevelopment of City Owned Property Known as the Shipyards with a Proposal Due Date of April 15, 2015; and

WHEREAS, Iguana Investments Florida, LLC, (the “Developer”) was scored highest by the Evaluation Committee, as evidenced by the attached memorandum from the Evaluation Committee Chair and the scoring calculations, and recommended by the committee to enter into negotiations for a redevelopment agreement.

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 Evaluation Committee, selecting Iguana Investments Florida, LLC (the “Developer”) as the highest ranked proposer to enter into negotiations with for the redevelopment of the Shipyards.

Section 3. The DIA hereby authorizes the CEO of the DIA to negotiate a redevelopment agreement with the Developer on behalf of the DIA, such terms to be approved by the DIA Board and the City Council.

Section 4. This Resolution 2015-04-02 shall become effective upon its approval by the DIA this 30th day of April, 2015.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Oliver Barakat, Chairman

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

FORM APPROVAL:

Office of General Counsel



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority (DIA) Board of Directors

From: Aundra Wallace, Chair - Evaluation Committee for Disposition/Redevelopment of city owned property known as the Shipyard Sites

Through: Oliver Barakat, DIA Chair

Subject: Rankings for the Shipyard Sites Reponses

On April 16, 2015, the Evaluation Committee for the Disposition/Redevelopment of city owned property known as the Shipyards sites convened to receive guidance from the Procurement Division regarding the review of the respondent's proposals. The committee was comprised of the following members:

1. Ted Carter, Executive Director, OED
2. Jack Meeks, DIA, Board Member
3. Aundra Wallace, DIA, CEO

The Procurement Division informed the committee that three (3) responses had been received for ISP – 0415-15. Listed below were the respondents:

- IN HIM
- Shitaki Enterprises, LLC
- Iguana Investments Florida, LLC

The Evaluation Committee via its action unanimously agreed that the highest scoring proposal, returned from Procurement shall be the recommended respondent of the Committee to the DIA Board of Directors for final selection. In keeping with the directive of the Evaluation Committee, attached please find the consolidated evaluation scoring matrix. Based upon the results of the rankings of the respondents, I hereby submit to the Governing Board of DIA the firm of Iguana Investments Florida, LLC as the highest ranked respondent with a score of 77.33.

RESOLUTION 2015-04-03

A RESOLUTION SUPPORTING THE OFFICE OF PUBLIC PARKING PROPOSAL TO IMPLEMENT A FLAT RATE SPECIAL EVENTS PARKING OPTION AT CITY PARKING FACILITIES.

WHEREAS, the Office of Public Parking is proposing to implement a flat rate parking garage fee of \$250.00 for small and mid sized events which occur during non-business hours; and

WHEREAS, the proposed flat rate fee discourages the use of metered parking; and

WHEREAS, the proposed flat rate fee increases the amount of conveniently located parking during non-business hours; 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 supports the flat rate fee of \$250.00 for small and mid-sized special events which the Office of Public Parking proposes.

Section 3. This resolution shall become effective upon its approval by the DIA this 30th day of April 2015.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Oliver Barakat, Chairman

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

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2015-04-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY REGARDING ELENA FLATS, LOCATED AT 122 EAST DUVAL STREET IN DOWNTOWN JACKSONVILLE, SUPPORTING ALTERNATIVES TO THE DEMOLITION OF THE BUILDING, REQUESTING THE DIA STAFF TO WORK WITH CHURCHES IN THE AREA FOR ALTERNATIVE PARKING SOLUTIONS, AND REQUESTING THE LAND USE AND ZONING COMMITTEE OF THE CITY COUNCIL FOR AT LEAST A ONE CYCLE DEFERRAL OF THE MATTER (2015-170) TO ALLOW FOR THE PURSUIT OF THE SOLUTIONS.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic Downtown; and

WHEREAS, the City of Jacksonville 2030 Comprehensive Plan and the DIA’s BID Plan both discourage the use of surface parking lots; and

WHEREAS, the City of Jacksonville 2030 Comprehensive Plan and the DIA’s BID Plan both encourage the conservation of historic buildings within downtown; and

WHEREAS, an application for demolition of 122 East Duval Street, also known as the Elena Flats Building, was made by the property owner; and

WHEREAS, the prospective purchasers of the property intend to demolish the building and create a surface parking lot; and

WHEREAS, because the building was eligible for listing on the National Register of Historic Places said request for demolition was referred to the Jacksonville Historic Preservation Commission (JHPC) for approval; and

WHEREAS, the JHPC denied the application for demolition and instead sponsored an application for the structure to be declared a local landmark; and

WHEREAS, the staff of the Jacksonville Historic Preservation Division staff prepared the application for a local landmark (LM-15-01) and determined that the structure met 4 of the 7 criteria required for designating the structure as an historic landmark; and

WHEREAS, in order to declare a structure a landmark over the objections of the current owner, the structure must meet 4 of the 7 criteria; and

WHEREAS, the City Council is now considering whether to declare the structure a local landmark; and

WHEREAS, pursuant to the Ordinance Code, if the structure is not designated as a landmark, or the request for demolition is withdrawn, a demolition permit will immediately issue; and

WHEREAS, the DIA staff and others have been attempting to contact and meet with the owner as well as others to find a solution to parking and other issues raised by neighboring property owners, 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 requests that the DIA staff work with the property owner and adjacent property owners for a solution to the parking and other issues, to determine the feasibility of renovating the property, and that the Land Use and Zoning Committee of the City Council grant a deferral of this matter for at least one cycle in order for these negotiations to take place.

Section 3. This resolution shall become effective upon its approval by the DIA this 30th day of April, 2015.

WITNESS:

Downtown Investment Authority

Oliver Barakat, Chairman

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