

Downtown Investment Authority

DRAFT AGENDA

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

Lynwood Roberts Room, 1st Floor

Wednesday, September 30, 2015 - 2:00 PM

MEMBERS:

James Bailey, Chairman

Jack Meeks, Vice Chairman

Oliver Barakat, Board Member

Robert Clements, Board Member

Craig Gibbs, Board Member

Doris Goldstein, Board Member

Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	PRESENTATIONS
	A. JTA – Jacksonville Regional Transportation Center & Skyway Update
III.	ACTION ITEMS – Chairman Bailey (<i>Requires DIA Action and/or Approval</i>)
	A. Approval of July 29, 2015 DIA Board of Directors Regular Meeting Minutes
	B. Approval of August 26, 2015 DIA Board of Directors Regular Meeting Minutes
	C. Resolution 2015-09-01 Term Sheet LaVilla Lofts
	D. Resolution 2015-09-02 Ordinance 2015-0627
	E. Resolution 2015-09-03 Gresham Smith
	F. Resolution 2015-09-04 Jessie Ball DuPont Fund Parking Rights Agreement Modification
	G. Resolution 2015-09-05 LaVilla Master Plan Scope of Services
	H. Resolution 2015-09-06 Allocation of Development Rights Agreement – 200 Riverside
	I. Resolution 2015-09-07 Term Sheet Clara White Beaver Street Villas
IV.	CHIEF EXECUTIVE OFFICER REPORT – Aundra Wallace
	A. FY 15/16 Budget Approval Update
V.	DDRB BRIEFING – Jim Klement
	A. September 10, 2015 DDRB Meeting
VI.	OLD BUSINESS – Chairman Bailey
VII.	NEW BUSINESS – Chairman Bailey
	A. Southbank Public Parking
	B. Jazz Fest
VIII.	PUBLIC COMMENTS – Chairman Bailey
IX.	ADJOURNMENT – Chairman Bailey
	<i>Next Scheduled Meeting: Wednesday, October 28, 2015 at 2:00 PM in the Lynwood Roberts Room</i>



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Lynwood Roberts Room
Wednesday, September 30, 2015 - 2:00 p.m.

DIA Regular
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat, Craig Gibbs, Kay Harper Williams, and Doris Goldstein

Board Members Absent: Robert Clements

Council Member: Council Vice President Lori Boyer

Mayor's Staff: Dr. Johnny Gaffney, Office of the Mayor Boards and Commissions Liaison

DIA Staff: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, DIA Development Manager; Tom Daly, DIA Development Analyst; Jim Klement, DIA Development Coordinator; and Karen Underwood, DIA Executive Assistant

Attendees: Brad Thoburn, JTA Vice President, Long Range Planning and System Development; Kirk Wendland, OED Director; JuCoby Pittman and Steve Diebenow

Office of General Counsel: Susan Grandin

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:08 p.m. with a quorum present.

II. PRESENTATIONS

JTA Jacksonville Regional Transportation Center and Skyway Update

Brad Thoburn JTA Vice President made a presentation, updated the Board about the process and answered any questions. A copy of the presentation is on file. Mr. Thoburn stated that JTA will be coming back to DDRB as it relates to the overall design.

Chairman Bailey asked the Board if they had any comments. He recognized Council Vice President Lori Boyer, Dr. Johnny Gaffney, Board and Commissions Liaison, Former Board Member Tony Allegretti and Rafael Caldera, DDRB Chairman for their attendance.

III. ACTION ITEMS

Chairman Bailey moved to agenda item G. Resolution 2015-09-05 Lavilla Master Plan Scope of Services.

CEO Wallace provided an overview of the proposed Resolution to approve a scope of services, included as Exhibit "A" to this resolution, for the procurement of professional services relating to developing a Lavilla Neighborhood Master Plan.

Chairman Bailey asked the Board if they had any comments.

Board Member Goldstein inquired about the design and asked if the DIA will take the lead. She stated that because much of the area was vacant land, it might be appropriate to look at a form-based code to regulate construction. CEO Wallace responded that he will talk with other agencies i.e., DDRB to work closely on the codes. He pointed out designs were not the DIA's area of expertise.

Council Vice Chair Boyer asked if the amount was budgeted in professional services for next year and how the funds were planned to be allocated. CEO Wallace responded that the item will be budgeted around \$80,000 and is within the \$405,000. Council Vice Chair Boyer noted that due to the forthcoming projects there will be a lot of pressure and applications coming forward to DDRB based on existing criteria.

Board Member Barakat referenced the bullet point on page 4 of 4 Exhibit A "make specific recommendations for anchor of uses" and recommended the language to be made more general by changing the language to "make recommendations for all uses" and also suggested deleting "potential" to be replaced with "appropriate".

Board Member Meeks referenced the scope of services and stated that when this gets redeveloped, projects should be designed for an urban area, not a suburban area. Board Member Goldstein concurred.

Chairman Bailey called for comments and noted that no requests to speak had been received.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GOLDSTEIN RESOLUTION 2015-09-05 APPROVING A SCOPE OF SERVICES, INCLUDED AS EXHIBIT 'A' TO THIS RESOLUTION, FOR THE PROCUREMENT OF PROFESSIONAL SERVICES RELATING TO DEVELOPING A LAVILLA NEIGHBORHOOD MASTER PLAN; AUTHORIZING THE DIA CEO TO NETOTIATE AND EXECUTE CONTRACTS IN ACCORDANCE WITH THE SCOPE OF SERVICES PROVIDING AN EFFECTIVE DATE AS AMENDED. THE MOTION PASSED UNANIMOUSLY 6-0.

Chairman Bailey moved to item C. Resolution 2015-09-01 Term Sheet LaVilla Lofts

CEO Wallace provided an overview of the proposed Resolution 2015-09-01 supporting the execution of a redevelopment and incentive agreement between the DIA and Vestcor, Inc: Authorize CEO of the DIA to negotiate the redevelopment agreement; and authorize CEO of the DIA to execute such agreements

Chairman Bailey asked the Board if they had any comments.

Board Member Meeks inquired about the difference of low income housing and Section 8 housing. CEO Wallace responded the term will be affordable housing. Board Member Meeks asked if there were other things the DIA should do to ensure their design process will be consistent with what to be seemed the more urban non-Suburban setting. CEO Wallace commented that the project will have through go through DDRB. Their architects are very familiar with the DDRB process and staff will be involved. Board Member Meeks addressed concerns of Florida Housing Finance Corp as a risk factor. CEO Wallace responded that there may be some review and revisions of their underwriting process. The Jacksonville Housing Finance Authority process will be utilized and will base upon their guidelines. Steve Moore responded that Vestcor has been in business for 30+ years and has been involved in the affordable housing business since 1993. Audits were taken place with both entities.

Board Member Williams asked if there were any ideas about the designs. Mr. Moore stated that the design has an urban feel. Parking will be underneath the building with offices and amenities on the first floor.

Board Member Barakat asked if there were any other developments in Jacksonville that has experienced this type of funding. Mr. Moore responded yes they have.

Board Member Goldstein commented that a form-based code for this area would help to ensure that all buildings are designed appropriately, rather than to have to address each project individually

Chairman Bailey called for comments.

Bruce Fouraker commented that a \$22M project for \$270,000 is actually a reasonable amount for the DIA. He stated the average unit cost is over \$183,000 and ask Mr. Moore if HUD would come in and subsidize the difference. Mr. Moore responded that there are no other given subsidies on deals after construction.

**A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2015-09-01 SUPPORTING THE EXECUTION OF A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE DIA AND VESTCOR, INC.
THE MOTION PASSED UNANIMOUSLY 6-0.**

Chairman Bailey moved to I. Resolution 2015-09-07 Term Sheet Clara White Beaver Street Villas

CEO Wallace provided an overview of the proposed Resolution 2015 09 07 Supporting the execution of a redevelopment and incentive agreement between the DIA and Clara White Mission, Inc.

Board Member Williams questioned if the City of Jacksonville would owe the money back to the federal government the money that has already been invested in the project.

Council Vice Chair Boyer noted that the Historic Preservation Trust fund dollars were restricted for specific purposes and must be designated before the work is performed, not for work already performed. Tom Daly answered questions.

Ju'Coby Pittman, Clara White CEO stated that an additional project manager will be hired.

CEO Wallace noted what was proposed. Ms. Pittman stated that Clara White Mission has a guarantee letter from the contractor that they will not go over the budget.

Council Vice Chair Boyer inquired if the building was a local designated landmark. Ms. Pittman responded yes it is. Council Vice Chair Boyer inquired if the plans were already approved for the certificate of appropriateness. Mr. Daly responded. She asked what the original projects were for the Community Development Block Grant Program – CDBG plans. Ms. Pittman replied \$2.1 M and the budget has increased to \$3.1M

Board Member Meeks stated that the DIA is not in the business of providing funding's for charitable activities. He requested for the Office of General Counsel to review a copy the contract of the total remaining of \$2.1M. He also requested a certificate of occupancy. Ms. Pittman stated that she will provide a copy of the certificate of occupancy before any funds were distributed. She pointed out that the project is for the veterans that are trying to get their life back together. Calvin Reed, disabled Army Veteran provided a brief summary of what the Clara White Program provided to him.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER WILLIAMS APPROVING RESOLUTION 2015-09-07 AS AMENDED.

CEO Wallace stated that Clara White Mission is currently working on the 1st floor which is where the administration office is located to provide services. The office will be ready somewhere in the summer of 2016.

Board Member Meeks proposed in lieu of the certificate of occupancy as the second amendment to the resolution would be for the staff review to the payment request each month. He stated that there should be an independent inspector by the bank to demonstrate that the work being done is on track. He recommended a copy of the letter from the contractor stating that either \$2.1M or \$3.8M depending where it started. He pointed out that he would be more than happy to review anything. CEO Wallace noted that he will work with Tom Goldsbury to make sure that all inspections are done and check off items prior to releasing the capitol.

Ms. Pittman stated that there will be a 5 year lease agreement as well as additional 5 years totaling 10 years as known as per diem for the veterans.

Susan Grandin advised the Board to Vote on the 1st Amendment to come before the Resolution.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER WILLIAMS APPROVING RESOLUTION 2015-09 AS AMENDED.
THE MOTION PASSED 5-0-1 Board Member Meeks opposed**

Board Member Meeks wanted to make sure that there was a contractual amendment. CEO Wallace informed him it has not been reviewed by legal. He also indicated that he has been in discussions Mr. Mousa for Mr. Goldsbury to work with DIA. The project manager is a requirement of Synovus. The most viable information to DIA will be when the City Inspector began reviewing the constructions draws, which would be requested by Mr. Mousa and Tom Goldsbury.

Susan Grandin noted that the 2nd amendment has to do with draws and the proportionality of the funding received. Board Member Meeks stated that the bank will have an independent staffer who will review the progress of the project. Susan Grandin stated the Historic Preservation funding goes proportionality with the draw. Council Vice President Boyer cautioned the Board regarding the proportionality because Historic Preservation Trust Funding is only eligible for certain expenditures. CEO Wallace stated that he was fully aware that \$200,000 of the funds could be for the eligible expenses that fit the actual program guidelines. Chairman Bailey called for comments from the public.

Bruce Fouraker commented that the Clara White Mission has been very important to his family and hopes the Board would help them go forward with their program.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER GOLDSTEIN TO APPROVE RESOLUTION 2015-09-07 WITH BOARD MEMBER MEEKS 1ST AMENDMENT WITH THE CONDITION OF DUE DILIGENCE OF THE GENERAL COUNSELS OFFICE.
THE MOTION PASSED UNANIMOUSLY 6-0**

The Chairman called for recess.

The meeting recessed at 3:36 p.m. and then reconvened at 3:43 p.m.

Chairman Bailey moved to item D. Resolution 2015-09-02 Ordinance 2015-0627

CEO Wallace provided an overview of the proposed Resolution recommending that the City Council of the City of Jacksonville make certain amendment to the text of the City of Jacksonville 2030 Comprehensive plan by adopting Ordinance 2015-627.

Chairman Bailey called for comments from the public and noted that no requests to speak had been received.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2015-09-02.
THE MOTION PASSED UNANIMOUSLY 6-0.**

Chairman Bailey moved to item E. Resolution 2015-09-03 Gresham Smith

CEO Wallace provided an overview of the proposed Resolution supporting the execution of a commercial revitalization program incentive agreement between the Downtown Investment Authority and GS &P, INC.

Chairman Bailey called for comments from the public and noted that no requests to speak had been received.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2015-09-03.
THE MOTION PASSED UNANIMOUSLY 6-0**

Chairman Bailey moved to item F. Resolution 2015-09-04 Jessie Ball DuPont Fund Parking Rights Agreement Modification.

CEO Wallace provided an overview of the proposed Resolution supporting legislation authorizing the Mayor and Corporate Secretary to amend the existing parking rights agreement dated November 18, 2014 between the City of Jacksonville and the Jessie Ball Dupont Fund.

Kirk Wendland OED Director was present to answer any questions.

Board Member Williams inquired if there was any debt on the garage? Kirk Wendland stated that he believes that the City does still have debt on the garage.

Board Member Williams referenced the 16 spaces being used. Kirk Wendland yes only 16 spaces are being used per day.

Board Member Williams inquired if he knew which other buildings or companies typically patronize this garage? She asked what was the likelihood that the garage could reach capacity or there might be a tenant who needs the spaces and would want to pay for them? Kirk Wendland replied that the majority of the parkers in that garage are actually tenants of the Yates Building. Councilwoman Boyer asked him a very similar question; and tried to talk with public buildings office today. Mr. Wendland commented that the first three floors are primarily occupied by the listing agency. The fourth floor is being renovated and used by the Office of the Inspector General.

Board Member Williams asked other than the Dupont building, if the majority of the other spaces are from the Yates Building. Mr. Wendland replied correct. Board Member Williams asked if he could think of any other buildings that would have a need for parking in the vicinity so that the Board didn't give up something until 2020 that we wish we could get back.

Kirk Wendland stated that he is unsure about what would happen in the future.

Mr. Wendland pointed out that DuPont will have the right to come and pay for those spaces to the city and there will be additional parking in the Public Parking fund. Board Member Goldstein asked if it was also possible that if they had to pay for spaces they may suddenly decide they would like to work, carpool or etc.

Chairman Bailey replied that there is a tremendous amount of parking in that area. He noted the other agencies parking garages in that area would be comfortable to provide them with 5 years and review again in the appropriate timing.

Board Member Meeks inquired about the occupancy level of the DuPont Fund. CEO Wallace stated that he and Kirk Wendland discussed the center. There are a number of nonprofits in that area i.e., First Coast YMCA, United Way which prompted them to request for additional space. Chairman Bailey commented that the center will be open from 9a.m. – 5p.m

Board Member Barakat inquired if the building was fully occupied. Mr. Wendland responded that he was not sure if the building was fully occupied until January 2016.

Board Member Goldstein suggested that the grant be conditioned upon as long as the occupancy in that garage does not exceed a certain percentage. However, if the occupancy regular exceeded that percentage or if there was an incoming tenant that wanted the spaces that would push the occupancy over that amount, Dupont could rent the spaces at the market rate.

Board Member Williams concurred and asked if there was anyone available from the DuPont Center. There was no one available to answer any questions. Mr. Wendland commented that a year ago 250 spaces were requested for 10 years and has been negotiated down. Board Member Meeks said that it would be interesting to know with 200 spaces now 250, how does that correlate with the tenants that are in the building versus the tenants that have a lease negotiation versus empty spaces. He considered tabling the item until the the Jessie Ball DuPont Fund are available to answer any concerns.

Kirk Wendland addressed the challenges of bringing the item back in October as it needs to be placed on City Council's agenda. Council Vice President Boyer commented not to let sequences of Council meetings stop the legislation process as the bill can be deferred until information received.

Board Member Meeks recommended deferring until the next regular meeting. Board Member Goldstein restated her amendment. Her amendment was that paragraph C in section 2 be amended to add the language, "provided however if occupancy in the garage increases to capacity or is requested at market rate by tenant, then the Jessie Ball DuPont Fund shall have first right of refusal to rent the spaces at a market rate.

Chairman Bailey restated the proposal would be to change section 2 c on the Resolution 2015-09-04.

Chairman Bailey called for comments from the public.

Dimitri Demopoulos commented about parking constraints downtown. Kirk Wendland answered his questions.

Council Vice President Boyer noted if the Board takes final to take action and JBDF does not like it, there would be conflicted reports brought forth to City Council. She suggested the Board to include

in their vote that it is subject to concurrence of JBDF in the event they disagree they will prompt for reconsideration to be revisited at the next meeting.

Board Member Barakat stated that more information is needed from the applicant.

A MOTION WAS MADE BY BOARD MEMBER GOLDSTEIN AND SECONDED BY BOARD MEMBER HARPER APPROVING RESOLUTION 2015-09-04 AS AMENDED BY BOARD MEMBER GOLDSTEIN. THE MOTION FAILED 3-3 BAILEY, GIBBS AND MEEKS.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER GIBBS TO TABLE RESOLUTION 2015-09-04 UNTIL THE NEXT REGULAR MEETING. THE MOTION PASSED UNANIMOUSLY 6-0.

Board Member Meeks stated that it would be appropriate for the applicant to be available for those meetings. Chairman Bailey responded that the agenda was circulated in advance and was taken out of order. He was not sure if they were in the audience until 3:30 p.m.

Chairman Bailey moved to item A. Approval of July 29th 2015 Board Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING JULY 29, 2015 REGULAR BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0

Chairman Bailey moved to item B. Approval of August 26, 2015 Board Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING AUGUST 26, 2015 REGULAR BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

Chairman Bailey moved to item H. Resolution 2015-09-06 Allocation of Development Rights Agreement – 200 Riverside.

CEO Wallace provided an overview of the proposed Resolution 2015-09-06 **APPROVING THE CONVERSION OF DEVELOPMENT RIGHTS, AND THE GRANTING OF ADDITIONAL DEVELOPMENT RIGHTS, TO 200 RIVERSIDE AVENUE, LLP FOR PROPERTY LOCATED WITHIN THE NORTHSIDE WEST COMPONENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DOWNTOWN DRI”) PHASE 1 FOR R.E. # 089151-0005 AND 089141-0110; FINDING THAT THE AMENDED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”)**

Steve Diebenow Attorney, Driver, McAfee Peek and Hawthorne was present on behalf of the applicant to answer any questions.

Susan Grandin addressed concerns regarding changing the contract that the Council has put in place. She pointed out the DIA can work within the parameters of the contract that the City Council authorized or the applicant could go the City Council and asked for the contract to be revised. She referenced 2.2 Completion of Construction.

The Board discussed the amendments to the Resolution.

Chairman Bailey called for comments from the public and noted that no requests to speak had been received.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER GOLDSTEIN ADDING THE TWO (2) AMENDMENTS STRIKING THE FOURTH WHEREAS ON PAGE 2 OF THE RESOLUTION AND ADDING THE AMENDMENT THAT WAS PRESENTED BY STEVE DIEBENOW. THE MOTION PASSED UNANIMOUSLY 6-0.

IV. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace provided FY 15/16 Budget Approval Update to the Board.

\$36M of improvements on Coastline Drive.

There will be a continuation of working with the Friends of Hemming Plaza about the homeless issue. Board Member Meeks considered reaching out to Penny Kievet, Director of City Rescue Mission.

V. DDRB BRIEFING

Jim Klement provided the DDRB update.

VI. OLD BUSINESS

Chairman Bailey reported that the marketing plan of the Water Taxi was submitted and they are waiting to meet.

VII. NEW BUSINESS

Southbank Public Parking. CEO Wallace reported that he met with CM Boyer, CAO Secretary of FDOT, JTA CEO and Public works regarding short-term parking and parking access to service the retail as well as parking services to the Southbank. He provided a map to the Board. Council Vice President Boyer addressed the issues in the newspaper about limited public parking access for the Riverwalk. One of the opportunities that were reviewed were bridge construction which provides a lot under bridge covered potential parking areas within 2-3 blocks of the Riverwalk in a variety of location. The Board reviewed the various locations on the map that CEO Wallace provided. The meeting was to have all parties on the same page as a part of the Riverplace Road Diet concept. She

encouraged the Board's thoughts and opinions. CM Boyer stated that JTA has fenced lot under the Acosta Bridge next to River City Brewery. She recommended Prudential Drive to do their long-term lease on the TPO side instead; and free up the parking adjacent to Friendship Park.

The Board briefly discussed. Chairman Bailey recommended having committee about downtown Parking. He stated that he attended meeting with DVI about the Riverplace Road Diet and it was very encouraging.

CEO Wallace discussed the Jazz Festival locations. A group meeting will be held with Special Events focusing on the 2016 Jazz Festival and would like the DIA's input about where it should be held and come back to the Board.

Chairman Bailey stated that Bay Street was his choice but Laura Street was the best. Board Member Barakat stated Metro Park. Board Member Williams stated that she appreciates more architectural during that time.

VIII. PUBLIC COMMENTS

Public speaker cards on file with the Downtown Investment Authority.

ADJOURNMENT

There being no further business, Chairman Bailey adjourned the meeting at approximately 5:25 p.m.

The next DIA meeting is scheduled for Wednesday, October 28, 2015 at 2:00 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 2015-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND VESTCOR, INC; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE REDEVELOPMENT AGREEMENT; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

WHEREAS, Vestcor, Inc, (the “Developer”) proposes to construct the Lofts at La Villa, a project consisting of 120 new multi-family apartment units in the La Villa neighborhood. The Owner proposes to develop affordable housing units utilizing funding from the Low Income Housing Tax Credit program (“LIHTC”). The project proposes to construct 120 units of a variety of unit sizes. The project will result in the investment of approximately \$22,000,000 for the construction of the apartments and associated improvements; and

WHEREAS, the Developer is seeking an allocation of LIHTCs from the Florida Housing Finance Corporation, under the most recent Request for Applications (“RFA”) under the Large Counties program. Duval County is a FHFC designated Large County; and

WHEREAS, the RFA permits the Jacksonville Housing Finance Authority (“JHFA”) to set the criteria and score the applications received for Duval County in order to receive an allocation of LIHTCs under the Large Counties program; and

WHEREAS, the JHFA has issued a Notice of Funding Availability (“NOFA”), which set forth local government support loans criteria for consideration of scoring; and

WHEREAS, the Developer is seeking to maximize the point total for its application for LIHTCs and is therefore requesting a qualifying loan from the DIA for 50% of the minimum level of local support (as detailed in the NOFA) under the terms of the NOFA, and detailed in the attached Term Sheet; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 55.308 *Economic Development* of the City Ordinance Code, pending City Council and Mayoral approvals, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, to assist Developer in completing their application for LIHTCs and maximize their application score the to construct the 120 new apartments in Downtown Jacksonville will require approximately \$270,000 in financial assistance from the Downtown Investment Authority; and

WHEREAS, the financial assistance to the project will be in the form as detailed on the attached Term Sheet and in compliance with the requirements of the Local Government Support Loan (as detailed in the NOFA); and

WHEREAS, the proposed loan satisfies the conditions in the BID Plan for funding of a project more specifically: Goal 1- Reinforce the Downtown as the City's Unique Epicenter; Goal 2- Increase Rental and Owner-Occupied Housing Downtown; and Goal 7- Use Planning and Economic Development activities to Promote Healthy Living; and

WHEREAS, the proposed loan will be funded through the Downtown Economic Development Fund; 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. Authorizing the CEO of the Downtown Investment Authority to negotiate a Redevelopment Agreement with the Developer, or a subsidiary of the Developer.

Section 3. Authorizing the CEO of the Downtown Investment Authority to execute such agreements.

Section 4. This Resolution 2015-09-01 shall become effective upon its approval by the DIA this 30th day of September, 2015.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Jr., Chairman

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

FORM APPROVAL:

Office of General Counsel

TERM SHEET

Project Name: Lofts at La Villa

Developer/ Applicant: Single Assets Entity to be formed, Vestcor will be the General Partner.

Total Development Costs (estimate): \$22,235,000

Equity (proposed): \$ (77.35% of TDC) \$17,200,000

City Funding: No more than **\$270,000** (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 from the City of Jacksonville is contemplated by the project.

Grants: No Grans from the City of Jacksonville are contemplated for this project.

Loans: Up to \$270,000 in Loans described as follows:

No more than \$270,000 from the Downtown Economic Development Fund. The Note will have a 0.00% interest rate with a term of 20 years, as required by the Jacksonville Housing Finance Authority Notice of Funding Availability (the "NOFA"). The principal balance of the note will due at the end of the term or upon sale, transfer or refinancing of the project. There will be no annual payments on \$270,000. The Loan would be funded upon the issuance of a certificate of occupancy. The loan is contingent upon the following:

1. An allocation of "9% Low income Housing Tax Credits" from the Florida Housing Finance Corporation.

(The remainder of this page left intentionally blank)

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

All terms contained within this Term Sheet are contingent upon the successful commitment and closing of all Tax Credit Agreements. All terms contained within this Term Sheet are also contingent upon the Commitment of the Developer's Equity, and Debt Financing.

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

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

This Term Sheet expires and becomes void upon 1/1/2016.

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

Aundra C. Wallace its CEO

Accepted on behalf of _____ by

Print Name:

Its (print Officer Title): _____

RESOLUTION 2015-09-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JACKSONVILLE MAKE CERTAIN AMENDMENTS TO THE TEXT OF THE CITY OF JACKSONVILLE 2030 COMPREHENSIVE PLAN BY ADOPTING ORDINANCE 2015-0627.

WHEREAS, the City Council has initiated certain amendments to the text of the 2030 Comprehensive Plan (“Plan”) by introduction of Ordinance 2015-0627, attached hereto as Exhibit A; and

WHEREAS, those amendments have been initiated in accordance with the procedures and requirements set forth in Chapter 650, Part 4, Ordinance Code to facilitate the appropriate and timely implementation of the Plan, and has provided the necessary supporting data and analysis to support and justify the amendments determined to be required and accordingly has proposed certain amendments to the Plan’s text, which are more particularly set forth in Exhibit 1 to Ordinance 2015-0627; and

WHEREAS, the proposed text amendments to the Future Land Use Element of the Plan affect the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, pursuant to Ordinance 2014-0560-E the Downtown Investment Authority (“DIA”) is the *master developer* of the Consolidated Downtown DRI; and

WHEREAS, the proposed amendments to the Plan’s text promote development within Downtown Jacksonville by permitting access to Phase II and Phase III development rights providing that: those rights exist and have not been previously encumbered; a site-specific Notice of Proposed Change (“NOPC”) is submitted pursuant to Chapter 380, Florida statutes; and those rights are mitigated through the City’s Mobility Fee System; and

WHEREAS, the City Council considered all oral and written comments received during public hearings for transmittal of the proposed text amendments; and

WHEREAS, the proposed text amendments were transmitted for review by regional and State agencies pursuant to Chapter 163, Florida Statutes; and

WHEREAS, by various letters and e-mails, the DEO and other state reviewing agencies transmitted their comments, if any, regarding this proposed amendment; and

WHEREAS, none of the responding agencies proffered an objection to the proposed text amendments; and

WHEREAS, DIA finds that adoption of Ordinance 2015-0627 furthers the goals and strategic objectives of the Downtown Northbank and Southside Community Redevelopment Area Plans, 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 respectfully recommends to the City Council of the City of Jacksonville that they adopt Ordinance 2015-0627.

Section 3. This Resolution 2015-09-02 shall become effective upon its approval by the DIA this 30th day of September, 2015.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

1 Introduced by the Land Use and Zoning Committee:
2



3
4 **2015-627.tif**

ORDINANCE 2015-627

5 AN ORDINANCE ADOPTING 2015B SERIES TEXT AMENDMENT
6 TO THE FUTURE LAND USE ELEMENT OF THE 2030
7 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE
8 RELATING TO ADDING THE RIGHT TO PROCEED INTO
9 PHASE II AND III OF THE CONSOLIDATED DOWNTOWN DRI
10 AS TO ANY PROJECT FOR WHICH A PROJECT SPECIFIC
11 NOTICE OF PROPOSED CHANGE (NOPC) IS ADOPTED
12 ACKNOWLEDGING SUCH PROJECT SHALL BE GOVERNED BY
13 THE CITY MOBILITY FEE SYSTEM; PROVIDING A
14 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
18

19 **WHEREAS**, the Planning and Development Department has initiated
20 certain revisions and modifications to the text in accordance with the
21 procedures and requirements set forth in Chapter 650, Part 4, *Ordinance*
22 *Code* in order to facilitate the appropriate and timely implementation
23 of the plan, and has provided the necessary supporting data and
24 analysis documentation to support and justify the amendments determined
25 to be required and accordingly has proposed certain revisions and
26 modifications which are more particularly set forth in **Exhibit 1,**
27 **attached hereto**, and incorporated herein by reference; and

28 **WHEREAS**, the City by the adoption of Ordinance 2015-306-E
29 approved this text amendment to the 2030 Comprehensive Plan on June 23,
30 2015 for transmittal to the Florida Department of Economic Opportunity
31 ("DEO"), as the State Land Planning Agency and other required state

1 agencies, for review and comment; and

2 **WHEREAS**, by various letters and e-mails, the DEO and other state
3 reviewing agencies transmitted their comments, if any, regarding this
4 proposed amendment; and

5 **WHEREAS**, the Planning and Development Department reviewed the
6 proposed revisions, considered all comments received, prepared a
7 written report and rendered an advisory recommendation to the Council
8 with respect to these proposed text amendments; and

9 **WHEREAS**, the Planning Commission, as the Local Planning Agency,
10 held a public hearing on this proposed amendment to the *2030*
11 *Comprehensive Plan*, with due public notice having been provided, and
12 reviewed and considered all comments received during the public
13 hearing, and made a recommendation to the City Council; and

14 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land Use
15 and Zoning (LUZ) Committee held a public hearing in accordance with the
16 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed
17 amendment and has made its recommendation to the City Council; and

18 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes* and
19 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
20 hearing with public notice having been provided on this proposed
21 amendment to the *2030 Comprehensive Plan*; and

22 **WHEREAS**, the City Council further considered all oral and written
23 comments received during public hearings, including the data collection
24 and analysis portions of this proposed amendment to the *2030*
25 *Comprehensive Plan*, the recommendations of the Planning and Development
26 Department and the Planning Commission, the final recommendations of
27 the LUZ Committee, and the comments, if any, of the DEO and the other
28 state agencies; and

29 **WHEREAS**, in the exercise of its authority, the City Council has
30 determined it necessary and desirable to adopt this proposed amendment
31 to the *2030 Comprehensive Plan* to preserve and enhance present

1 advantages, encourage the most appropriate use of land, water and
2 resources, consistent with public interest, overcome present
3 deficiencies, and deal effectively with future problems that may result
4 from the use and development of land within the City of Jacksonville;
5 now therefore,

6 **BE IT ORDAINED** by the Council of the City of Jacksonville:

7 **Section 1. Purpose and Intent.** This ordinance is adopted to
8 carry out the purpose and intent of, and exercise the authority set out
9 in the Local Government Comprehensive Planning and Land Development
10 Regulation Act, Sections 163.3161 through 163.3248, *Florida Statutes*
11 and Chapter 166, *Florida Statutes*, as amended.

12 **Section 2. Amendment to Comprehensive Plan.** The *2030*
13 *Comprehensive Plan* is hereby amended to include this revision to the
14 text of the *2030 Comprehensive Plan* in the Future Land Use Element from
15 the 2015B Series which has been initiated by the Planning and
16 Development Department, as more particularly set forth in **Exhibit 1,**
17 **attached hereto,** dated August 21, 2015 and incorporated herein by
18 reference.

19 **Section 3. Disclaimer.** The amendment granted herein shall
20 **not** be construed as an exemption from any other applicable local,
21 state, or federal laws, regulations, requirements, permits or
22 approvals. All other applicable local, state or federal permits or
23 approvals shall be obtained before commencement of the development or
24 use and issuance of this amendment is based upon acknowledgement,
25 representation and confirmation made by the applicant(s), owner(s),
26 developer(s) and/or any authorized agent(s) or designee(s) that the
27 subject business, development and/or use will be operated in strict
28 compliance with all laws. Issuance of this amendment does **not** approve,
29 promote or condone any practice or act that is prohibited or restricted
30 by any federal, state or local laws.

31 **Section 4. Effective Date.** This ordinance shall become

1 effective upon the signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

3

4 Form Approved:

5

6

7 /s/ Susan C. Grandin

8 Office of General Counsel

9 Legislation Prepared By: Kristen Reed

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RESOLUTION 2015-09-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A COMMERCIAL REVITALIZATION PROGRAM INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND GS & P, INC; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE REDEVELOPMENT AGREEMENT; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

WHEREAS, GS & P, Inc., (the “Tenant”) is the parent company for Gresham, Smith & Partners architectural firm. The Tenant proposes to relocate its Jacksonville offices to the One Enterprise Center located at 225 Water St; and

WHEREAS, the Tenant is seeking a Commercial Revitalization Program (“CRP”) grant to assist in paying for the costs of relocating into downtown; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 55.308 *Economic Development* of the City Ordinance Code, pending City Council and Mayoral approvals, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, the CRP grants are included as incentives available to the DIA to assist in implementing the BID Plan as per Ord. 2014-560-E; and

WHEREAS, to assist Tenant in completing their move into Downtown Jacksonville the DIA proposes to provide a CRP grant in an amount not to exceed \$29,000 to the Tennant; and

WHEREAS, the financial assistance to the project will be in the form as detailed on the attached Term Sheet; and

WHEREAS, the proposed CRP grant will be funded through the Downtown Northbank West TIF Fund.

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. Authorizing the CEO of the Downtown Investment Authority to negotiate a CRP Incentive Agreement with the Tenant.

Section 3. Authorizing the CEO of the Downtown Investment Authority to execute such agreements.

Section 4. This Resolution 2015-09-03 shall become effective upon its approval by the DIA this 30th day of September, 2015.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Jr., Chairman

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

FORM APPROVAL:

Office of General Counsel

TERM SHEET

Project Name: Gresham, Smith & Partners relocation to Downtown

Developer/ Applicant: GS & P, Inc.

Total Development Costs (estimate): \$ 340,000

Equity (proposed): \$311,949 (91% of TDC)

Owner's Equity: \$311,949

City Funding: No more than **\$29,000** (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 from the City of Jacksonville is contemplated by the project.

Grants: No Grans from the City of Jacksonville are contemplated for this project.

Loans: No Loans from the City of Jacksonville are contemplated for this project.

Other Incentives: A Commercial Revitalization Program ("CRP") grant in an amount not to exceed \$29,000 is proposed to help defray the costs of relocating to Downtown Jacksonville and to assist with the Applicant's commercial space build out. The CRP grant would be payable as follows:

Year	CRP Payment
2016 (75%)	\$6,957
2017 (75%)	\$6,981
2018 (50%)	\$4,677
2019 (50%)	\$4,714
2020 (50%)	<u>\$4,721</u>
Total	\$28,051

(The remainder of this page left intentionally blank)

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

The payments above are conditioned on GS&P, Inc. opening and maintaining an office in the Northbank CRA for the Sixty (60) month period beginning the effective date of the CRP Agreement.

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

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

This Term Sheet expires and becomes void upon 12/1/2015.

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

Aundra C. Wallace its CEO

Accepted on behalf of GS & P, Inc. by

Print Name:

Its (print Officer Title): _____

RESOLUTION 2015-09-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATE SECRETARY TO AMEND THE EXISTING PARKING RIGHTS AGREEMENT DATED NOVEMBER 18, 2014, BETWEEN THE CITY OF JACKSONVILLE AND THE JESSIE BALL DUPONT FUND.

WHEREAS, the Jessie Ball DuPont Foundation has made a significant investment with the purchase and renovation of the former Haydon Burns Library building; and

WHEREAS, the project falls within the DIA jurisdictional boundaries as codified in Part 3 of Chapter 55, Jacksonville, Florida, Code of Ordinances; and

WHEREAS, the project has resulted in a significant number of jobs Downtown; and

WHEREAS, the Office of Public Parking, in conjunction with the executive officer of the DIA, negotiated a parking incentive package with the Jessie Ball DuPont Foundation; and

WHEREAS, in order to promote the continued success of the project, attract more tenants to the project, and further facilitate the bringing of jobs to Downtown Jacksonville, the Downtown Investment Authority (DIA) desires to modify the existing Parking Rights Agreement to include additional spaces and extend the term through December 31, 2020, 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 and encourages the Mayor to offer legislation to modify the existing Parking Rights Agreement dated November 18, 2014, between the City of Jacksonville and the Jessie Ball DuPont Foundation as follows:

- a) Increase the number of parking spaces from 200 to 250; and
- b) Extend the term from March 31, 2020, to December 31, 2020 for the current 200 spaces; and
- c) Establish a term for the additional 50 spaces from January 1, 2016, through December 31, 2020.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Oliver Barakat, Chairman

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

RESOLUTION 2015-09-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SCOPE OF SERVICES, INCLUDED AS EXHIBIT ‘A’ TO THIS RESOLUTION, FOR THE PROCUREMENT OF PROFESSIONAL SERVICES RELATING TO DEVELOPING A LAVILLA NEIGHBORHOOD MASTER PLAN; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE CONTRACTS IN ACCORDANCE WITH THE SCOPE OF SERVICES; PROVIDING 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 Community Redevelopment Area (“CRA”) Plans for Downtown consisting of the Southside CRA and the Northbank CRA, as well as a Business Investment Plan; and

WHEREAS, the LaVilla neighborhood is located within Downtown Jacksonville and within the boundaries of the BID, inclusive of the CRA Plans for Downtown Jacksonville; and

WHEREAS, during its height, the LaVilla neighborhood was considered "the mecca for African American culture and heritage" in Florida, and often referred to as the “Harlem of the South”; and

WHEREAS, the LaVilla neighborhood declined to such an extent that as part of the “1993 River City Renaissance Plan” much of LaVilla was razed, creating blocks of vacant parcels; and

WHEREAS, the City owns large amounts of the vacant lands that were created by the razing of structures in 1993; and

WHEREAS, there has been a resurgence in Downtown development, particularly in areas such as the adjacent Brooklyn neighborhood; and

WHEREAS, the DIA desires to create a Master Plan for the LaVilla neighborhood in order to guide and facilitate redevelopment in a manner consistent with the BID and CRA Plans; and

WHEREAS, DIA finds it necessary to procure professional services for development of a LaVilla Neighborhood Master Plan, 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 Scope of Services included as Exhibit ‘A’, and authorizes the Chief Executive Officer to negotiate and execute contracts for professional services in accordance with the Scope of Services.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

SCOPE OF SERVICES

LAVILLA NEIGHBORHOOD MASTER PLAN

General Overview

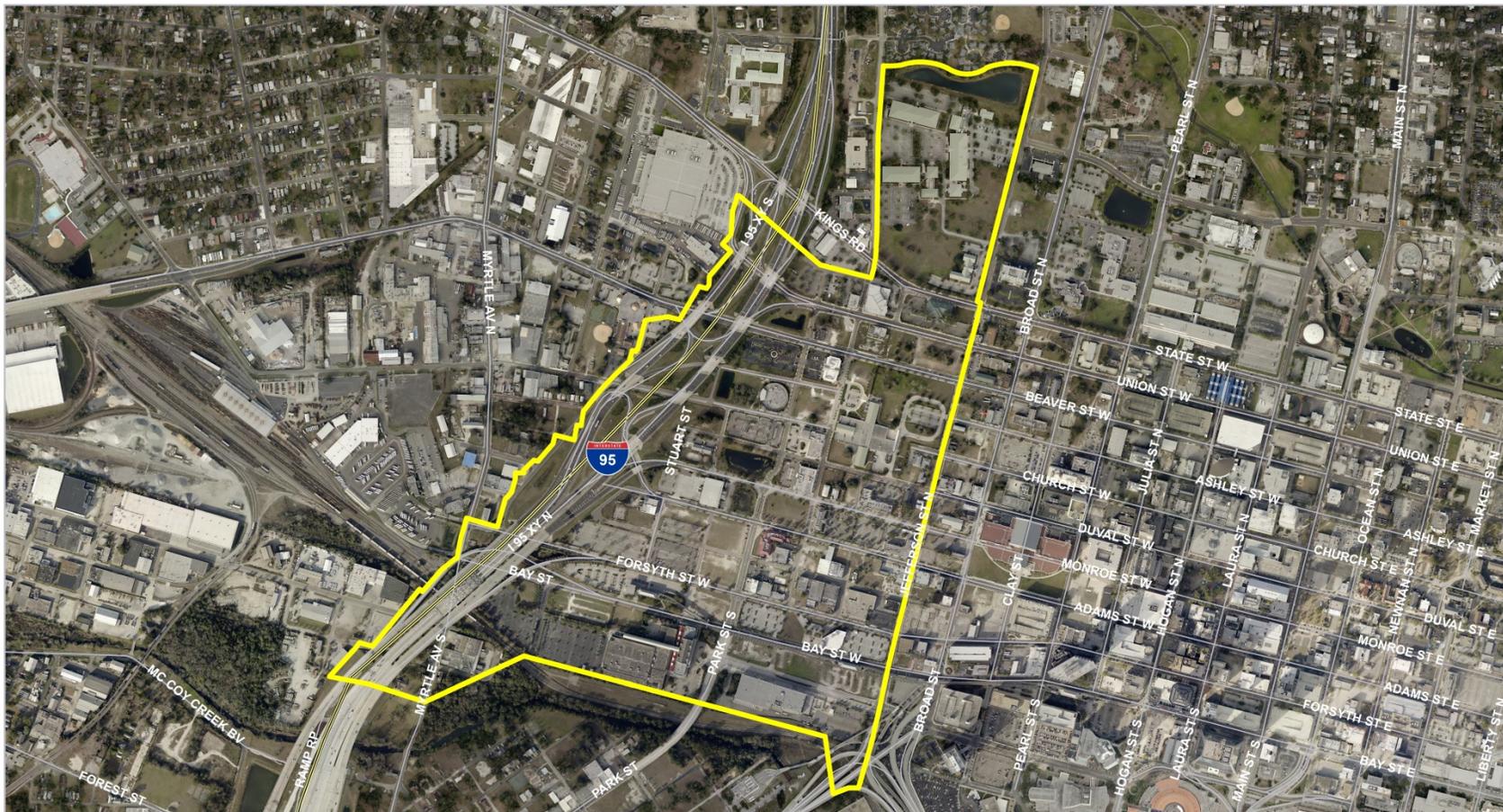
The Downtown Investment Authority (DIA) is issuing this Request for Proposals for Consulting Services for the development of a Master Plan for the LaVilla neighborhood of Downtown Jacksonville (the "Project"), the boundaries of which are described below and illustrated by a map on the following page:

Beginning at the westerly right-of-way line of Jefferson Street and the northerly right-of-way line of State Street; thence northerly along said westerly right-of-way line of Jefferson Street 1,726.25 feet to a point as defined in the legal description prepared by Sunshine State Surveyors, Inc., dated September 24, 1990 on the Blodgett Homes site proposed for the State Regional Service Center; thence easterly along said line as referenced in the above survey to the easterly right-of-way line of Davis Street; thence southerly along said easterly right-of-way line of Davis Street to the northerly right-of-way of Kings Road; thence easterly along said northerly right-of-way line of Kings Road to the northerly right-of-way line of State Street; thence westerly along said northerly right-of-way line of State Street to the northerly right-of-way line of Interstate 95; thence southerly along the westerly right-of-way line of Interstate 95 to the centerline of McCoy's Creek; thence southerly along the centerline of McCoy's Creek to the centerline of Park Street; thence northwesterly and westerly along the centerline of Park Street to the centerline of the Florida East Coast Railroad; thence southeasterly and easterly along the centerline of the Florida East Coast Rail Road to the centerline of the Acosta Bridge and the centerline of Jefferson Street; thence northerly along the centerline of Jefferson Street to the point of beginning.

The LaVilla neighborhood was annexed by the City of Jacksonville in 1887. During its height, the area was considered "the mecca for African American culture and heritage" in Florida, and often referred to as the "Harlem of the South." However, the LaVilla neighborhood began to decline beginning in the 1960s. The LaVilla neighborhood declined to such an extent that as part of the "1993 River City Renaissance Plan" much of LaVilla was razed, creating blocks of vacant parcels.

The City owns large amounts of the vacant lands that were created by the razing of structures in 1993. Due to a resurgence in Downtown development, particularly in areas such as the Brooklyn neighborhood, and the adoption of the *Downtown North Bank Downtown & Southside Community Redevelopment Area Plans* ("CRA Plan"), the DIA desires to create a Master Plan for LaVilla to guide and facilitate redevelopment of this neighborhood in a manner consistent with the CRA Plan and *Business Investment & Development Plan* for Downtown Jacksonville.

RESOLUTION 2015-09-05
EXHIBIT A



Legend



LA VILLA NEIGHBORHOOD BOUNDARY



Scope of Services

Timeline.

The Project will kick off in _____(month) of 2015 and be completed by (month)___ 2016.

The DIA is seeking an established Firm, individual Consultant, or combination thereof (herein after referred to as "Consultant") that possess in-depth knowledge and expertise in real estate development, downtown urban planning, real estate market analysis/valuations, land acquisition, and property disposition. The DIA adopted a *Business Investment & Development Plan*, which includes the CRA Plan and *Downtown Market Feasibility Study*. Additionally, the DIA sponsored an analysis of the historic structures in the downtown area. Utilizing these as resources and guides, the specific services sought include:

Task 1. Site Analysis, Community Amenities and Features.

The consultant will conduct an analysis of the LaVilla neighborhood in terms of geographic context, access, and availability of needed facilities and services including:

- Documenting the nature of current and proposed land uses;
- Examining the existing and planned transportation infrastructure, including the possibility of transforming one way streets to two way streets, applicability of Transit Oriented Development and ways to promote walkability and bikeability;
- Examining existing public infrastructure (i.e. utilities), including stormwater, potable water, sanitary sewer, electrical facilities, high-speed internet, etc.;
- Identifying and mapping of assets, both within the LaVilla neighborhood and Downtown Jacksonville, and identifying strategies to capitalize on these assets. Assets include, but may not be limited to, City and other publicly owned properties, the existing convention center, the Ritz Theatre, and the LaVilla School of the Arts; and
- Investigating the location and types of public and private support facilities and services serving the population (schools, shopping, medical, public transportation and recreation/leisure activities).

Task 2. Economic Context.

The consultant will review the economic forces that are shaping the market, including:

- Analyze the real estate market and identify market trends;
- Identify and assess the location, type, price points (e.g. rent levels), occupancy rates, absorption rates, characteristics, etc. of development opportunities, focusing on housing, retail, office, entertainment, and cultural venues;
- Make specific recommendations based on market analysis for suitable housing, retail, office, entertainment, and other cultural products (e.g., number of bedrooms, rent rates, residential amenities, retail types, etc.);
- Make specific recommendations for potential anchor uses;

- Develop a timeline and acquisition/disposition strategy for publically controlled properties/assets; and
- Identify potential gaps in development financing that may require public incentives, including the potential use of tax credits.

Task 3. Neighborhood Identification.

The Consultant will ensure that the recommendations and strategies contained in the deliverables are sensitive to, and respectful of, the LaVilla neighborhood's historical and cultural contributions, including the inventory of contributing historic structures and recommendations for their reuse.

Consultant Deliverables

(A) Progress reports

The Consultant will be required to submit written progress reports at specific intervals to be determined during contract negotiations, which include project status, percent complete, percent budget expended, any problems encountered, etc. Additionally, the Consultant's project manager will be available [in person or by phone?]for weekly or bi-weekly verbal progress updates.

(B) Raw data

For any computer work performed, a hard copy of the raw data as well as accessible electronic files shall be provided to DIA. Raw data files should be provided in Excel. Any GIS files shall be provided in an ESRI compatible format. [Will the data become the property of DIA?]

(C) Preliminary Written Reports

Prior to submittal of a Final Report, the consultant shall provide DIA with a complete, written preliminary (i.e., draft) reports in color (as opposed to black and white only), including one original and five color copies of the preliminary report and an electronic copy in .doc or .pdf format, and all graphs with corresponding data points will be provided in .xls format. The Consultant will be responsible for incorporating changes, edits, etc. as provided by DIA's Executive Director into a final report.

(D) Final Report

The consultant shall provide DIA with a complete, written final report in color (as opposed to black and white only), free of spelling, grammar, formatting, and factual errors, to include one original and five color copies of the final report and an electronic copy in .doc and .pdf formats, and all graphs with corresponding data points will be provided in .xls format. All GIS maps to be provided in an ESRI compatible format.

RESOLUTION 2015-09-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE CONVERSION OF DEVELOPMENT RIGHTS, AND THE GRANTING OF ADDITIONAL DEVELOPMENT RIGHTS, TO 200 RIVERSIDE AVENUE, LLP FOR PROPERTY LOCATED WITHIN THE NORTHSIDE WEST COMPONENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DOWNTOWN DRI”) PHASE 1 FOR R.E. # 089151-0005 AND 089141-0110; FINDING THAT THE AMENDED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, pursuant to the Amended and Restated Allocation of Development Rights Agreement (Phase I) between the Jacksonville Economic Development Commission (“JEDC”) 200 Riverside Avenue, LLP dated October 10, 2012 (“Allocation Agreement”), 200 Riverside Avenue, LLP (“200 Riverside”) was allocated the following Development Rights: 132,000 sq. ft. of office and 17,000 sq. ft. of commercial/retail for R.E. #'s 089151-0005 and 089141-0110 (“the Office Parcel”); and

WHEREAS, the Allocation Agreement was a part of the Amended and Restated Purchase and Sale and Redevelopment Agreement, dated October 10, 2012, and approved pursuant to Ordinance 2012-270-E; and

WHEREAS, 200 Riverside Avenue, LLP, seeks to amend its development plan to include the development of up to 245 multi-family dwelling units rather than 132,000 square feet of office, and to increase its commercial/retail area from 17,000 to 18,000 square feet, within the Office Parcel;

WHEREAS, the Allocation Agreement contains a conversion table (Table S-2 Revised Land Use Transportation/Trade-Off Matrix”) that allows the DIA to convert the 132,000 sq. ft. of office use up to 317 multi-family dwelling units; and

WHEREAS, a Business Investment and Development Plan (“BID Plan”) has been adopted , which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plan for Downtown; and

WHEREAS, 200 Riverside has requested the conversion of the 132,000 sq. ft. of office to only 245 multi-family dwelling units and the DIA finds that this conversion is consistent with the BID Plan and the DRI Development Order; and

WHEREAS, 200 Riverside has requested an additional 1,000 sq. ft. of commercial/retail for use within the Office Parcel and the DIA finds that this allocation is consistent with the BID Plan and the DRI Development Order; and

WHEREAS, pursuant to the Allocation Agreement, 200 Riverside had until October 10, 2015 to obtain building permits for the construction of the 132,000 sq. ft. of office, the 17,000 sq. ft. of commercial/retail and a multi-story parking garage (“Phase 1 Vertical Improvements”) or they would be subject to the reversion of said rights upon written notice; and

WHEREAS, pursuant to the Allocation Agreement, 200 Riverside has until December 31, 2017 to complete construction of the Phase 1 Vertical Improvements; and

WHEREAS, the City may, but is not compelled to, seek the reversion of 200 Riverside’s Development Rights, but by the terms of the Allocation Agreement said Development Rights shall terminate on December 31, 2017,

WHEREAS, the DIA has the authority to grant the conversion of Development Rights pursuant to the Allocation Agreement, but the extension of the term within which the Development Rights must be utilized needs approval by the Jacksonville City Council; and

WHEREAS, the DIA suggests that if the Council were to approve an amended termination date that such termination date be coextensive with the Performance Schedule contained in the REV Grant approved pursuant to City Council Resolution 2014-748-A, now therefore

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA hereby approves the conversion of 132,000 sq. ft. of office to 245 multi-family dwelling units, and hereby approves an additional 1,000 sq. ft. of commercial/retail for 200 Riverside Avenue, LLP on R.E.#’s 089151-0005 and 089141-0110.

Section 2. The DIA finds that this amended plan of development is consistent with the BID Plan and the Consolidated Downtown DRI Development Order.

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, and shall seek reversion of 200 Riverside’s Development Rights if 200 Riverside fails to obtain a building permit for construction of the Phase I Vertical improvements, and diligently proceed with construction, by December 31, 2017.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

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

RESOLUTION 2015-09-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING THE EXECUTION OF A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND CLARA WHITE MISSION, INC.; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE REDEVELOPMENT AGREEMENT; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

WHEREAS, Clara White Mission, Inc., (the “Developer”) proposes to redevelop the Building located at 605 Beaver Street. The Developer proposes to redevelop the building into a mixed use development consisting of approximately 4,300 s.f. of commercial office space and 16 multifamily apartment units for veterans. The entire 4,300 s.f. of office space will be rented by the U.S. Veteran’s Administration for the provision of services to veterans. Collectively the project will result in the investment of over \$3.8 million for the restoration, preservation, and construction of the building and associated improvements; and

WHEREAS, the City of Jacksonville (“City”) has desired an adaptive reuse for the building. The City of Jacksonville has invested \$1,688,357 into the project in the form of Community Development Block Grant funds (“CDBG”); and

WHEREAS, the project has run into financial difficulty through costs over runs and the need to secure a new commitment for Senior Debt. The project continues to have a gap in its development budget of approximately \$400,000; and

WHEREAS, the Developer is seeking a grant of \$200,000 from the DIA, through the Downtown Historic Preservation and Revitalization Trust Fund (the “HPTF”) and a grant of \$200,000 from the NWJEDF to help close the funding gap; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 55.308 *Economic Development* of the City Ordinance Code, pending City Council and Mayoral approvals, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 111.910 *Downtown Historic Preservation and Revitalization Trust Fund* of the City Ordinance Code, to administer and approve, with the assistance of the Historic Preservation Section of the Planning Department, grants made from the fund; and

WHEREAS, the DIA supports the project in receiving up to \$200,000 in the form of a grant from the Downtown Historic Preservation and Revitalization Trust Fund. The Grant will help to pay for the exterior façade restoration and the preservation of historically significant interior features of the building; and

WHEREAS, the financial assistance to the project will be in the form as detailed on the attached Term Sheet; and

WHEREAS, the proposed HPTF grant incentives are a material factor in assisting the Clara White Mission in completing an important Veterans Housing and Service center.

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. Authorizing the CEO of the Downtown Investment Authority to negotiate a Redevelopment Agreement with the Developer.

Section 3. Authorizing the CEO of the Downtown Investment Authority to execute such agreements.

Section 4. This Resolution 2015-09-07 shall become effective upon its approval by the DIA this 30th day of September, 2015.

Section 5. Subject to the terms as described in the Term Sheet attached as exhibit A.

Section 6. Authorizing the CEO of the Downtown Investment Authority to execute such agreements, subject to prior approval by the City of Jacksonville Historic Preservation Section.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Jr., Chairman

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

FORM APPROVAL:

Office of General Counsel

TERM SHEET

Project Name: Beaver Street Villas

Developer/ Applicant: Clara White Mission

Total Development Costs (estimate): \$3,834,818

Equity (proposed): \$ 0.00

Owner's Equity: \$ 0.00

City Funding: No more than **\$200,000** (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 from the City of Jacksonville is contemplated by the project.

Grants: No Grans from the City of Jacksonville are contemplated for this project.

No more than \$200,000 from the Historic preservation and revitalization Trust Fund ("HPTF"). The grant would be drawn down during construction on a pro rata basis with the construction loan fund. The HPTF Grant is contingent upon the following:

1. Approval of a \$200,000 grant from the NWJEDF; and
2. Funding od a loan in the amount no less than \$1,150,000 from Synovous Bank; and
3. Approval of all historically eligible costs from the City of Jacksonville Planning Dept.

Loans: No loans from the DIA are contemplated for this project.

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

All terms contained within this Term Sheet are contingent upon the successful commitment and closing of all Historic Rehabilitation Tax Credit Agreements. All terms contained within this Term Sheet are also contingent upon the Commitment of the Developer's Equity, and Debt Financing.

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

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

This Term Sheet expires and becomes void upon 11/1/2015.

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

Aundra C. Wallace its CEO

Accepted on behalf of Clara White Mission by

Print Name:

Its (print Officer Title): _____