

**RESOLUTION 2022-06-06**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SALE OF UP TO 1.35 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO KELCO CL, LLC OR AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 090395 0000 AND 090394 0000 (COLLECTIVELY THE “PROPERTY”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Department of Public Works has determined that there are approximately 158 acres of surplus Water Quality Compensatory Credits available within the St. Johns River Water Management District Permit No. 18269-1; and

**WHEREAS**, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 8, which calls for DIA and the City to: *Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.*; and

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

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

**WHEREAS**, the Developer wishes to purchase up to 1.35 acres of surplus Water Quality Compensatory Credits.

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority

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

**Section 2.** The DIA authorizes the sale by the City of up to 1.35 credit acres of Surplus Water Quality Compensatory Credits to Developer for application on the Property at a rate of \$34,948.25 per credit acre pursuant to the formula for determining such credit acre purchase price contained within Ordinance 2017-0516 and memorialized in Chapter 55, Jacksonville Code of Ordinances. Should sale of the credits not be completed within one year from the execution date of this resolution, this resolution shall become null and void without further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion and upon show of good cause, extend the one year deadline by an additional six months.

**Section 3.** The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purposes of this resolution.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
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Braxton Gillam IV, Esq., Chairman  
\_\_\_\_\_  
Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0