



**DOWNTOWN INVESTMENT AUTHORITY  
AGENDA**

City Hall at St. James Building  
117 W. Duval Street, 1st Floor, Lynwood Roberts Room  
Jacksonville, Florida 32202  
Wednesday, June 19, 2019 – 2:00 P.M.

**MEMBERS:**

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

Dane Grey, Board Member  
Todd Froats, Board Member  
Marc Padgett, Board Member  
Braxton Gillam, Esq. Board Member

<b>I.</b>	<b>CALL TO ORDER</b>
	A. Pledge of Allegiance
<b>II.</b>	<b>DOWNTOWN INVESTMENT AUTHORITY BOARD</b>
	A. May 15, 2019 Downtown Investment Authority Meeting Minutes*
	B. Validation of CEO Selection
	C. Resolution 2019-06-01: Ashley Street Container Allocation of Development Rights
<b>III.</b>	<b>COMMUNITY REDEVELOPMENT AGENCY MEETING</b>
	A. May 15, 2019 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2019-06-02: Southbank Apartment Ventures Extension
	C. ISP-0502-19 LaVilla Property Disposition Notice
<b>IV.</b>	<b>CHIEF EXECUTIVE OFFICER REPORT</b>
	A. Governance Committee
<b>V.</b>	<b>CHAIRMAN REPORT</b>
<b>VI.</b>	<b>DDRB BRIEFING</b>
	A. Next meeting of the DDRB: June 26 <sup>th</sup>
<b>VII.</b>	<b>OLD BUSINESS</b>
<b>VIII.</b>	<b>NEW BUSINESS</b>
	A. M.O.C.A. Presentation
	B. Tim Haas & Associates: Parking Study Presentation
<b>IX.</b>	<b>PUBLIC COMMENTS</b>
<b>X.</b>	<b>ADJOURN</b>

\*Transcript of the meeting available upon request or may be found at <http://dia.coj.net/about/Meeting-Information/Meeting-Minutes>



**Downtown Investment Authority**  
**City Hall at St. James Building,**  
**117 W. Duval Street, First Floor, Lynwood Roberts Room**  
**Jacksonville, FL. 32202**  
***Wednesday, May 15, 2019 – 1:00 p.m.***

**Downtown Investment Authority**

***MEETING MINUTES***

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

**Board Members Absent:** Jim Bailey, Chairman

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

**DIA Staff:** Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

**City Staff:** Diane Moser, Director of employee Services

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

Meeting Convened: 1:00 p.m.

**I. CALL TO ORDER**

Vice Chairman Craig Gibbs called the DIA meeting to order at 1:00 p.m.

**II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING**

**A. CHIEF EXECUTIVE OFFICER CANDIDATE INTERVIEWS**

Interim CEO Hughes stated that the candidates were scheduled in order to deal with their travel arrangements. Each candidate has a 5 to 10 minutes introduction and the rest of the time is for member's questions and answers. Scoring sheets will be given to Diane Moser, Employees Services and she will come back to report the ranking order based on the score sheets.

- i. Candidate A** – Gregory Flisram, Senior Vice President with Economic Development Corporation of Kansas City, Missouri
- ii. Candidate B** – Kevin Hanna, President/CEO Donaldson Development Group LLC.
- iii. Candidate C** – Lori Boyer, Council Member District 5

Diane Moser, Employee Services provided the ranking of the score sheets to Chairman Gibbs.

Lori Boyer was selected to lead the Downtown Investment Authority and will enter a 30-to 60-day contract negotiation with the DIA Board. She is term limited and will leave the City Council on June 30, replacing inter CEO Brian Hughes.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY APPROVING LORI BOYER AS CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY.

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

**B. APPROVAL OF THE APRIL 17, 2019 DOWNTOWN INVESTMENT AUTHORITY MINUTES**

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE APRIL 17, 2019 DIA MEETING MINUTES

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

**C. RESOLUTION 2019-05-01: DIA ADMINISTRATIVE BUDGET**

**RESOLUTION 2019-05-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE ATTACHED ADMINISTRATIVE AND OPERATIONAL BUDGET AS PART OF THE CITY'S OVERALL BUDGET APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Parola brought for the Resolution 2019-05-01. He discussed unfilled positions within the department.

Interim CEO Hughes reported that a serious effort is being prepared toward the year ahead.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER FROATS APPROVING RESOLUTION 2019-05-01

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

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**D. RESOLUTION 2019-05-02: DOWNTOWN VISION, INC. BUDGET**

**RESOLUTION 2019-05-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY'S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. ("DVI") AS IDENTIFIED IN DVI'S 2019-2020 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI'S 2019-2020 ANNUAL BUDGET INCLUDED AS ATTACHMENT 'A'; PROVIDING FOR AN EFFECTIVE DATE**

Jake Gordon Downtown Vision CEO provided a handout and was present to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-05-02.

**THE MOTION PASSED 7-0-1 (Board Member Barakat Abstained)**

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302, or by email at [karenu@coj.net](mailto:karenu@coj.net).*

## **RESOLUTION 2019-06-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING EIGHTEEN (18) UNITS OF PHASE I MULTI-FAMILY DEVELOPMENT RIGHTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO HOOSE A, LLC; ESTABLISHING CERTAIN PERFORMANCE DEADLINES; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE AN ALLOCATION AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION 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 Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

**WHEREAS**, Hoose A, LLC, has received Conceptual Approval from the Downtown Development Review Board for the construction of eighteen (18) multi-family units in the Cathedral District of Downtown Jacksonville; and

**WHEREAS**, there are sufficient available multi-family development rights within Phase I of the Northside East Component Area of the Consolidated Downtown DRI; and

**WHEREAS**, the DIA finds that this Resolution furthers the following Redevelopment Goal of the North Bank and Southside Community Redevelopment Area Plan:

**Redevelopment Goal No. 2:** Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle, NOW THEREFORE

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

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

**Section 2.** The DIA allocates eighteen (18) Phase I units of multi-family development rights from the Northside East Component Area of the Consolidated Downtown DRI, subject to the following:

- i. Any unused development rights as of the issuance of a permit for vertical construction shall be returned to the DIA without any further action by the DIA.
- ii. Should Hoose A, LLC, or their assigns fail to have a permit for vertical construction on or by six months from the effective date of this Resolution, this Resolution and the allocation of development rights shall become null and void without any further

action by the DIA. The DIA Chief Executive Officer may, at their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.

- iii. Should Hoose A, LLC, or their assigns fail to have commenced vertical construction on or by six months from the issuance of a permit for vertical construction, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.

**Section 3.** The DIA authorizes its Chief Executive Officer to execute an Allocation of Development Rights Agreement and otherwise 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 this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
James Bailey, Chairman

\_\_\_\_\_  
Date

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



**Downtown Investment Authority**  
**City Hall at St. James Building,**  
**117 W. Duval Street, First Floor, Lynwood Roberts Room**  
**Jacksonville, FL. 32202**  
***Wednesday, June 19, 2019 –2:00 p.m.***

**Community Redevelopment Agency**

***MEETING MINUTES***

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

**Board Members Absent:** Jim Bailey, Chairman

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

**Council Member:** Lori Boyer, Council Member District 5

**DIA Staff:** Brian Hughes, Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

**City Staff:** Diane Moser, Director of Employee Services

**Office of General Counsel:** John Sawyer, Esq.  
Meeting Convened Immediately Following DIA Meeting

**Downtown Investment Board Meeting**

Vice Chairman Gibbs called the DIA Meeting to order at 2:02 p.m.

**II. DOWNTOWN INVESTMENT AUTHORITY AGENCY MEETING**

**A. APPROVAL OF THE MAY 15, 2019 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE MAY 15, 2019 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES.**

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

**B. VALIDATION OF CEO SELECTION**

Interim Hughes reported at the last meeting, the Board elected Lori Boyer for CEO of the Downtown Investment Authority.

Ms. Moser provided copies of the scoring sheets to each Board Member to identify and reaffirm the votes from each member. While Ms. Moser conducted a recalculation of the scores, he moved to Item 2C on the agenda.

C. **RESOLUTION 2019-06-01 ASHLEY STREET CONTAINER ALLOCATION OF DEVELOPMENT RIGHTS.**

**RESOLUTION 2019-06-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING EIGHTEEN (18) UNITS OF PHASE I MULTI-FAMILY DEVELOPMENT RIGHTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO HOOSE A, LLC; ESTABLISHING CERTAIN PERFORMANCE DEADLINES; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE AN ALLOCATION AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-06-01.**

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

Vice Chairman Gibbs closed the Downtown Investment Authority and opened the Community Redevelopment Agency meeting to order.

D. **APPROVAL OF THE MAY 15, 2019 COMMUNITY DEVELOPMENT AGENCY MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER FROATS APPROVING THE MAY 15, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

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

**E. RESOLUTION 2019-06-02: SOUTHBANK APARTMENT VENTURES**

**RESOLUTION 2019-06-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING A SECOND (2<sup>ND</sup>) AMENDMENT TO THE REDEVELOPMENT AGREEMENT DATED MAY 11, 2017 BETWEEN THE CITY OF JACKSONVILLE AND SOUTHBANK APARTMENT VENTURES, LLC; APPROVING A FIRST (1<sup>ST</sup>) AMENDMENT TO THE ALLOCATION OF DEVELOPMENT RIGHTS AGREEMENT DATED MAY 11, 2017 BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND SOUTHBANK APARTMENT VENTURES, LLC; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Steve Diebenow was present to answer any questions.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER GREY RECOMMENDING APPROVAL OF RESOLUTION 2019-06-02.**

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

**F. ISP-0502-19 LAVILLA PROPERTY DISPOSITION NOTICE**

Three (3) proposals were provided to the Board for review.

- Vestcor
- Blackwater Capital
- Johnson Commons

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER FROATS RECOMMENDING APPROVAL OF ISP-0502-19 LAVILLA PROPERTY DISPOSITION NOTICE.**

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

Council Member Boyer exited the meeting.

Vice Chairman Gibbs closed the Community Redevelopment Agency meeting and reopened the Downtown Investment Authority Meeting.

**Validation of CEO Selection:**

Diane Moser read the scores documented from each Board Members below:

Board Members	Gregory Flisram	Kevin Hanna	Lori Boyer
Barakat	33	31	47
Grey	48	47	46
Gibbs	40	45	38
Froats	48	43	45
Gillam	46	43	46
Padgett	48	33	46
Worsham	42	34	44
Moody	41	35	44
Total	346	311	<b>356</b>

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY APPROVING LORI BOYER AS THE CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY.**

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

Mr. Hughes proposed the board to vote on the adoption of the CEO contract.

**A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVAL FOR THE CEO CONTRACT.**

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

Council Member Boyer entered the meeting.

Vice Chairman Gibbs closed the Downtown Investment Authority meeting and reopened the Community Redevelopment Agency meeting.

Board Member Barakat reported ex-parte communications with the three applicants.

Board Member Gillam proposed for the board to set up an unsolicited proposal procedure to have a scoring committee which will consist of a representative of the board, the executive director and mayoral staff to receive and score the submissions. A recommendation would come back before the board to approve or disapprove. Board Member Barakat concurred with Gillam's approach.

Board Member Gillam addressed concerns and made an amendment to his motions and commented as a board, to proceed with development in a macro way and request the staff evaluate and to bring back a recommendation at the next meeting.

The motion passed unanimously 8-0-0.

Steve Diebenow was present on behalf of Vestcor.

Wyman Duggan was present on behalf of Johnson Commons.  
Tripp Stanley was present on behalf of Blackwater Capital LLC.

**A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY TO REJECT AND ESTABLISH WITHIN 30 DAYS A NEW CRITERIA TO TERMINATE ALL BIDS. ALL APPLICANTS CAN REBID. ANYONE CAN REBID ON THE NOTICE PROVISION AND THAT NOTICE PROVISION WILL GO OUT FOR 30 DAYS.**

Council Member Boyer stated starting now not that we would wait another 30 days before we establish the criteria.

**THE MOTION PASSED 5-1-(Padgett) opposed -2 (Grey) and (Gillam) abstained from voting.**

Council Member Boyer outlined the criteria's and the Board workshopped on their scorings.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GILLAM THAT THE MATRIX POINTS BE ALLOCATED 20 TO NUMBER 1, 20, TO NUMBER 2, 30, TO NUMBER 3, 15 TO NUMBER 4 AND 15 TO NUMBER FIVE.**

Vice Chairman Gibbs offered a friendly amendment to allow the staff some authority to delineate what compliance with the Northbank and LaVilla plans would include with emphasis on historical content. Council Member Boyer stated there are numerous plan elements that may have specific relevance to this and she will attempt to work with John Sawyer.

#### **Public Comments**

Stanley Scott commented about the historical value to this city.

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

Council Member Boyer noted if the board would like to consider adding a requirement that any proposal have individual for-sale units, now would be the time to make a motion to be included as criteria.

**A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER GILLAM TO CONSIDER OWNER-OCCUPIED INDIVIDUAL FOR-SALE UNITS.**

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

#### **Public Comments**

Stanley Scott agreed with Council Member Boyer that there should be mixed rental and residential unit's downtown.

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

Council Member Boyer pointed out the need to vote on Board Member Gillam's earlier motion suggesting on a global basis, that scoring be conducted by the CEO or the representative of the DIA, a member of the board and a person appointed by the Mayor.

Board Member Gillam noted his motion is that this body scores the particular proposal in the meeting. Board Member Moody seconded.

Board Member Moody stated one option would be to take it through the Strategic Implementation Committee for scoring to spend ample amount of time to analyze and bring the proposal back to the Board.

Interim CEO Hughes stated the timeline would be tight. Council Member Boyer suggested having it done before Friday. Interim CEO Hughes stated that there would have to be 30 days, and submitted at the next noticed board meeting.

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY THAT THE PARTICULAR PROPOSALS ARE SCORED BY THE DIA IN THE BOARD MEETING.**

#### **THE VOTE FAILED**

**A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT TO HAVE STAFF REVIEW THE PROPOSALS AND COME BACK TO THE BOARD WITH A RECOMMENDATION, OR AT LEAST A FIRST, SECOND AND THIRD, WITH AN OUTLINED CRITERIA.**

Interim CEO Hughes suggested a refinement of staff down to the specific level of detail that Board Member Barakat indicated: A Board Member, DIA staff member, and a Mayoral appointee from a department from the City.

**AN AMENDED MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER GREY REFLECTING A BOARD MEMBER, EXECUTIVE DIRECTOR AND A MAYORAL CANDIDATE TO EVALUATE THE PROJECT AND BRING IT BACK BEFORE THE BOARD.**

John Sawyer stated the amendment to the motion was to be consistent with the scoring staff pursuant to the convention center notice. He pointed out that it would be the staff as set forth in the convention center, notice that will score and evaluate. Board Member Barakat seconded the motion. The Motion Passed Unanimously 8-0-0.

Evaluation committee members are Oliver Barakat, A Mayor's Representative and DIA Staff.

## **V. CHIEF EXECUTIVE OFFICER’S REPORT**

Interim Hughes reported the Governance Committee Members:

Craig Gibbs, Chair, Dane Grey and Marc Padgett.

Guy Parola reported that the DIA shall appoint three board members to a Nominating committee. The nominating committee shall meet to discuss a slate for Chair, Vice Chair and Secretary in August.

## **VI. DDRB BRIEFING**

Guy Parola provided a memo summarizing the DDRB May meeting. The next meeting will be held Wednesday, June 26, 2019 at 2:00 p.m. on the first floor in the Lynwood Roberts Room.

## **VII. OLD BUSINESS**

**NONE**

## **VIII. NEW BUSINESS**

### **A. MOCA PRESENTATION – DELAYED**

### **B. TIM HAAS AND ASSOCIATES, PARKING STUDY PRESENTATION**

Ms. Vicki Gagliano provided a presentation. She has been conducting parking studies for 19 years and works with Timothy Haas and Associates.

Interim Hughes commented that the parking study will be another asset as we move forward.

## **IX. PUBLIC COMMENTS**

Stanley Scott commented about the issues at LaVilla.

There being no further business, Vice Chairman Gibbs adjourned the DIA meeting at approximately 4:56 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302,*

**RESOLUTION 2019-06-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING A SECOND (2<sup>ND</sup>) AMENDMENT TO THE REDEVELOPMENT AGREEMENT DATED MAY 11, 2017 BETWEEN THE CITY OF JACKSONVILLE AND SOUTHBANK APARTMENT VENTURES, LLC; APPROVING A FIRST (1<sup>ST</sup>) AMENDMENT TO THE ALLOCATION OF DEVELOPMENT RIGHTS AGREEMENT DATED MAY 11, 2017 BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND SOUTHBANK APARTMENT VENTURES, LLC; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

**WHEREAS**, Ventures has been unable to acquire the property because its lenders will not proceed while the Appeal remains pending; and

**WHEREAS**, Ventures, through no fault of its own, is therefore unable to comply with the Performance Schedule set forth in the First Amendment; and

**WHEREAS**, Ventures has, in accordance with Section 10.2 of the RDA, “exercise[d] commercially reasonable efforts to resume performance . . . as soon as practicable” and will be in a position to obtain fee simple title to the Project Parcel by no later than December 31, 2019, once the Appeal has been dismissed, **NOW THEREFORE**

**BE IT RESOLVED**, by the Downtown Investment Authority:

The deadline set forth in Section 3.1(a) of the First Amendment, as follows:

- a. Company shall obtain fee simple title to the Project Parcel on or before December 31, 2019.

The remainder of the deadlines in Section 3.1 of the First Amendment will remain as previously approved:

- b. Company shall obtain a building permit for vertical construction of the Improvements on or before March 1, 2020.
- c. Company shall commence vertical construction on or before September 1, 2020.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

James Bailey, Chairman

\_\_\_\_\_ Date

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

**RESOLUTION 2019-06-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION FOR AN APPROXIMATELY 2.28 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED GENERALLY AT WESTERLY INTERSECTION OF MAGNOLIA ST. AND FOREST ST. AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 090059-0000; APPROVING THE TERMS AND CONDITIONS INCLUDED AS EXHIBIT ‘A’; APPROVING SCORING CRITERIA FOR THE NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City owns an approximately 2.28 acre parcel of real property identified by Duval County Tax Parcel Number 090059-0000 (“Property”), currently used by the City as a stormwater facility, as shown on Exhibit “A” attached hereto; and

**WHEREAS**, the City has negotiated the terms and conditions for a Project Completion Grant Agreement with Guidewell Group, Inc. (“Company”) for redevelopment of the Property to Company as further set forth on the term sheet attached hereto, on which the Company intends to construct a parking garage; and

**WHEREAS**, the Property is located within the North Bank Downtown Community Redevelopment Area (“North Bank CRA”); and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E; and

**WHEREAS**, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA is obtaining an appraisal of the Property; and

**WHEREAS**, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, will be issued; and

**WHEREAS**, the BID Plan identifies specific *Development Strategies* that the DIA can implement to further the Redevelopment Goals and Strategic Objectives within the BID Plan, including:

Participating in development costs including “soft costs” (e.g. engineering);

Providing surface leases or structured parking for development;

Assistance in project financing; and

**WHEREAS**, the DIA finds that this resolution furthers the following Redevelopment Goal and Strategic Objectives found in the BID Plan:

**Redevelopment Goal No. 3**

Simplify the approval process for downtown development and improve departmental and agency coordination.

**Strategic Objectives**

Initiate public/private partnerships.

Provide publicly-owned land and building space for public and private development which will support and strengthen Downtown’s commercial and residential base and comply with the other Redevelopment Goals; and

**WHEREAS**, Section 55.108 of the Jacksonville Code of Ordinances grants certain powers and duties to the DIA, including:

Interpreting the BID Plan and approve development and redevelopment projects within Downtown;

Implementing the BID Plan, and negotiate and grant final approval of downtown development and redevelopment agreements, grant agreements, license agreements, and lease agreements;

Plan and propose Projects and Public facilities within Downtown; and

**WHEREAS**, particular to the Brooklyn Neighborhood, there is a shortage of strategically located public parking, which has negatively affected existing retail and redevelopment within Brooklyn, NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority:

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

**Section 2.** The DIA approves the following scoring criteria for incorporation into a Notice of Disposition:

1. Financial Resources: Demonstration that the respondent has the financial resources necessary to complete site redevelopment, ability to service debt (if applicable), and ability to implement the development and business plan. **[30 points]**
2. Past Development Experience and Ability to Complete New Construction: Demonstration that within twenty-four (24) months from execution of redevelopment or purchase-sale agreement, or their respective functional equivalents the respondent has the ability to complete construction of their development plan. Evidence of this criteria being met must be in the form of development benchmarks. **[40 points]**
3. Consistency with the North Bank and Southside Community Redevelopment Area Plan: **[30 points – note: consistency is based on furtherance of the seven (7) Redevelopment Goals and their underlying Strategic Objects found in Section 5 of the North Bank and Southside Community Redevelopment Area Plan]**

**Section 3.** Proposals will be reviewed and scored by a DIA Boardmember, an representative of the Mayor’s Office, and the DIA Chief Executive Officer, who will make a recommendation to the DIA Board. City Council approval will be required to authorize any disposition via legislative action.

**Section 4.** The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Property.

**Section 5.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[REMAINDER OF PAGE LEFT BLANK; SIGNATURES ON FOLLOWING PAGE.]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Jim Bailey, Chair

\_\_\_\_\_  
Date

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



# RESOLUTION 2019-06-03

## EXHIBIT A

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### TERM SHEET

#### DIA Resolution 2019-06-03

Developer/ Applicant: Guidewell Group, Inc.

City Funding: No more than **\$3,500,000** (through the City of Jacksonville Downtown Investment Authority) payable upon substantial completion and issuance of a certificate of occupancy for an approximately 750 space parking garage, with completion on or before March 31, 2021.

Land: The City will sell the real property located at the westerly intersection of Magnolia St. and Forest St., RE Parcel # 090059-0000 (“Property”) at the appraised value of the Property.

Operational Grant: **\$3,500,000** payable upon a certificate of occupancy for the approximately 750 space parking garage to be constructed by the Company on the Property. Prior to payment of the grant, the Company shall enter into an agreement with the City for public use of the parking garage after 6 p.m. daily and 24/7 use on weekends and national holidays.

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

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

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).