



**Downtown Investment Authority
Hybrid Virtual In-Person Meeting
Wednesday, November 20th, 2024
2:00 PM**

MEMBERS:

Patrick Krechowski, Esq., Board Chair
Sondra Fetner, Esq.
Micah Heavener
Scott Wohlers
Jill Caffey

Carol Worsham
Jim Citrano
Melinda Powers, Esq.
John Hirabayashi

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. COMMUNITY REDEVELOPMENT AGENCY

- A. Form 8B: Voting Conflict Disclosures
- B. October 16th, 2024, Community Redevelopment Agency Meeting Minutes Approval
- C. Resolution 2024-10-03 Core Residential Program
- D. Resolution 2024-11-01 Ford on Bay Disposition Criteria
- E. Resolution 2024-11-02 Baby Got Brunch Extension
- F. Resolution 2024-11-03 Market and Property Optimization Study Terms
- G. Resolution 2024-11-04 Market and Property Optimization Study Funding
- H. Resolution 2024-11-05 Due Diligence Funding
- I. Resolution 2024-11-06 Juliette Balcony
- J. Resolution 2024-11-08 Hogan Street Kiosks and Easement Funding
- K. Resolution 2024-11-09 Ed Ball Building Retail Shell Funding
- L. Resolution 2024-11-10 Projection Tower Construction Funding
- M. Resolution 2024-11-11 Projector Vault – Friendship Fountain Funding
- N. Resolution 2024-11-12 Players Grille Extension
- O. Resolution 2024-11-14 Blue Sky Modifications
- P. Resolution 2024-11-15 Disposition 0 W Duval St
(to be provided under a separate cover)

IV. DOWNTOWN INVESTMENT AUTHORITY

- A. October 16th, 2024, Downtown Investment Authority Board Meeting Minutes Approval
- B. Resolution 2024-11-07 DVI - Snyder Activation Funding
- C. Resolution 2024-11-13 Braxton Gillam Recognition

V. OLD BUSINESS

- VI. **NEW BUSINESS**
- VII. **CEO INFORMATIONAL BRIEFING**
 - A. CEO Monthly Update
- VIII. **CHAIRMAN REPORT**
- IX. **OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR**
- X. **ADJOURN**

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Webinar

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International numbers available: <https://us02web.zoom.us/j/keJuzyhyuj>

TAB III.B

**OCTOBER 16TH, 2024 COMMUNITY REDEVELOPMENT AGENCY MEETING
MINUTES APPROVAL**



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Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; Carol Worsham; Jill Caffey; and John Hirabayashi

Mayor's Office: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 2:07 pm by Patrick Krechowski, Board Chair. This was followed by the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

There were no public comments.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

B. SEPTEMBER 18TH, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion on the meeting minutes as presented.

Motion: Board Member Citrano motioned to approve the meeting minutes.

Second: Board Member Powers seconded the motion.

Board Chair Krechowski called for a vote on the meeting minutes.

Vote: Aye: 8 Nay: 0 Abstain: 0



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MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

Consent Agenda Items: Resolution 2024-10-04 Hogan – Laura Corridor Activation Program and Resolution 2024-10-06 Project Blue Sky

Motion: Board Member Worsham motioned to approve the consent agenda.
Second: Board Member Wohlers seconded the motion.

Board Chair Krechowski called for a vote on the consent agenda.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2024-10-01 INVEST DTJAX WEBSITE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT OR FUNCTIONAL EQUIVALENT WITH DOWNTOWN VISION, INC. FOR THE UPDATE, MAINTENANCE AND HOSTING OF THE INVEST IN DOWNTOWN JACKSONVILLE WEBSITE (INVESTDTJAX.COM) IN FY 24-25; AUTHORIZING FUNDING IN THE AMOUNT OF EIGHTEEN THOUSAND AND ZERO DOLLARS (\$18,000.00) TO BE PAID TO DOWNTOWN VISION, INC. FOR THESE WEBSITE SERVICES; AUTHORIZING THESE FUNDS PARTIALLY FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND AND PARTIALLY FROM THE DOWNTOWN SOUTHSIDE CRA TRUST FUND'S MARKETING BUDGET; PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the site is part of a suite of websites that are maintained by Downtown Vision, Inc. (DVI) and that they are connected and interconnected with one another. She continued that this site is specifically directed toward potential investors in the Downtown area. CEO Boyer continued that the resolution is requesting an appropriation of \$18,000 payable to DVI for updating, maintenance, and hosting the Invest DTJax website for the coming year.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Worsham motioned to approve the resolution.
Seconded: Board Member Wohlers seconded the motion.



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Seeing no discussion, Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

E. RESOLUTION 2024-10-02 DIA PROPERTY DUE DILIGENCE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO DEVELOP A SOLICITATION FOR DUE DILIGENCE SERVICES FOR THOSE PROPERTIES IDENTIFIED IN SECTION 2 OF THIS RESOLUTION, WITH THOSE SERVICES SOUGHT MORE FULLY IDENTIFIED IN EXHIBIT B, AND FURTHER SUBJECT TO FUNDING APPROVAL BY THE DIA BOARD; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO IDENTIFY FUNDING SOURCES INCLUDING A DRAFT BUDGET TRANSFER FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the red lined resolution was provided to show the amendments made by DIA Staff at the request of committee members. The amendments included the deletion of all the whereas clauses, including a definition of the East landing lot, page two only references the East Landing lot, and on Exhibit A the East landing lot is identified as the property to which the due diligence will apply. For Exhibit B, she mentioned title services were included, confirmation of the 50-foot easement with DOT, the Main Street bridge ramp removal and updated cost estimate, and the JEA electrical duct bank relocation.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Fetner motioned to approve the resolution.
Seconded: Board Member Powers seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0



F. RESOLUTION 2024-10-03 CORE RESIDENTIAL PROGRAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA ADOPTING A NEW CORE RESIDENTIAL INCENTIVE PROGRAM APPLICABLE TO A LIMITED GEOGRAPHIC AREA ON THE NORTHBANK AS DEFINED IN THE PROGRAM GUIDELINES; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the committee’s recommendation was to defer this resolution for a month to allow for continued work with stakeholders to refine the program. She deferred to the Board Chair if there would be any discussion on the resolution.

Board Chair Krechowski agreed that more time was needed to iron some things out. He then opened the floor for discussion.

Committee Member Fetner asked if the SIC and REPD committees could meet together to discuss the resolution. Board Chair Krechowski responded that they could do that, but he expressed that he was fine with Board members attending the SIC meeting and weighing in on the discussion even though they may not be voting members of the SIC committee. CEO Boyer added that there would have to be a quorum of both committees present if both committees were to meet together.

Board Chair Krechowski called for a motion to defer the resolution.

Motion: Board Member Wohlers motioned to defer the resolution.

Seconded: Board Member Hirabayashi seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

G. RESOLUTION 2024-10-07 MARKETING AND PROPERTY OPTIMIZATION STUDY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO DEVELOP A SCOPE OF SERVICES, SCORING CRITERIA AND MINIMUM QUALIFICATIONS FOR SELECTION OF A CONSULTANT TO PREPARE A MARKET -LAND USE



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OPTIMIZATION STUDY FOR THE AREA IDENTIFIED ON EXHIBIT A; FURTHER INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO PROVIDE THE AFOREMENTIONED FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO IDENTIFY FUNDING SOURCES INCLUDING A DRAFT BUDGET TRANSFER FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the resolution was updated to show the deletion of the paragraphs and the whereas clauses that referenced specific development properties. She also pointed out a small change made in Section 2 of the resolution to clean up the reference to the updated map referencing only the city-owned properties that are in the white boxes, and the deletion of the courthouse property.

Board Chair Krechowski added that the reason the courthouse property was carved out was because the Board believes the courthouse property is ready to go, and that DIA can move forward with potentially getting that disposition moving and out on the street and that a study is not needed for the property.

Board Member Citrano suggested the scope of services include a presentation by the consultant upon conclusion of the report to the Board. CEO Boyer advised that the scope of services would be brought back before the Board in November and that it would be called out specifically in the scope of services as a required activity.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Citrano motioned to approve the resolution.

Seconded: Board Member Wohlers seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

H. RESOLUTION 2024-10-09 DIA CEO SEARCH FIRM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SPECIFICATION AND SCOPE (I.E. SCOPE OF SERVICES), MINIMUM REQUIREMENTS (I.E. MINIMUM QUALIFICATIONS) AND EVALUATION CRITERIA FOR INCLUSION IN A REQUEST FOR PROPOSAL (“RFP”) FOR THE PROCUREMENT OF AN EXECUTIVE SEARCH FIRM; AUTHORIZING THE ISSUANCE OF AN RFP THROUGH THE CITY’S



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PROCUREMENT DIVISION FOR AN EXECUTIVE SEARCH FIRM; AUTHORIZING THE USE OF FISCAL YEAR 24-25 PROFESSIONAL SERVICE FUNDS FROM THE DIA'S ADMINISTRATIVE BUDGET FOR PROCUREMENT OF SERVICES; AUTHORIZING THE DIA'S CHIEF EXECUTIVE OFFICER TO IDENTIFY THREE (3) RESPONSE EVALUATORS; AUTHORIZING THE CEO TO NEGOTIATE CONTRACT TERMS AND CONDITIONS WITH THE HIGHEST RANKED FIRM; AUTHORIZING THE CEO OF THE DIA TO EXECUTE CONTRACT/AGREEMENT FOR THE SERVICES SOUGHT HEREIN; PROVIDING AN EFFECTIVE DATE.

CEO Boyer reviewed the changes made to the resolution as recommended by the Governance Committee. The changes included adjustments to the language in the minimum requirements section and changes to the point system for qualifications and experience, understanding of need, the search methodology, schedule for completion, references, and then most recent search engagements. She also reviewed changes made to the qualification criteria section.

Board Member Hirabayashi asked about redundancy of language in both Sections B and C and asked if one should be removed. CEO Boyer mentioned that she believed it would be appropriate to delete the language from Section B.

CEO Boyer reviewed changes to the language in Section E concerning references and the requirement to provide a list of 10 most recent search engagements that identify the organization, organization contact information, the general professional field of the search, and the outcome of the search.

Board Member Fetner confirmed that everything CEO Boyer reviewed to that point was consistent with her recollection of the suggested changes.

Board Member Powers suggested dividing the points for references evenly in Section E. Board Chair Krechowski expressed that he didn't have a preference on how the points should be divided.

Board Chair Krechowski added, concerning the evaluation criteria section page, that the second half of the first sentence in Section B would be removed, "a detailed schedule for timely completion of the assignment" would be removed, the unnecessary word "the" would be removed from the last sentence in Section B, and the point system in Section E would be divided equally at 10 points apiece.

Seeing no further discussion, Board Chair Krechowski called for a motion on the resolution.



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Motion: Board Member Fetner motioned to approve Resolution 2024-10-09 with the exhibits as redlined by DIA Staff with the additional amendments to Subsections B and E of the evaluation criteria.
Seconded: Board Member Worsham seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 2:40 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting. And

TAB III.C

RESOLUTION 2024-10-03 CORE RESIDENTIAL PROGRAM

RESOLUTION 2024-10-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA ADOPTING A NEW CORE RESIDENTIAL INCENTIVE PROGRAM APPICABLE TO A LIMITED GEOGRAPHIC AREA ON THE NORTHBANK AS DEFINED IN THE PROGRAM GUIDELINES; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown; and,

WHEREAS, via Ordinance 2014-0560, the City Council adopted a *Community Redevelopment Plan* and *Business Investment and Development Strategy* for Downtown Jacksonville (the “BID Plan”), as updated and amended by Ordinance 2022-0372; and,

WHEREAS, Redevelopment Goal No. 2 as found in the BID Plan charges the DIA to “*Increase rental and owner-occupied housing Downtown ...*”; and,

WHEREAS, among the Strategic Objectives that support Redevelopment Goal No. 2 and provide further action-oriented tasks by which the goal may be carried out include:

- Actively pursue a minimum of 8,140 built and occupied multi-family dwelling units by 2030; and strive to induce construction of 425 multifamily dwelling units per year, on average.
- Improve the breadth and diversity of housing options across Downtown to provide all types, and varied price ranges, of rental and owner-occupied opportunities, including mixed income and mixed-use structures.
- Contribute to resiliency in design and construction of new residential buildings, and flexibility in response to changing residential demand for unit sizes, home workspaces, amenities, and future conversion of parking; and

WHEREAS, the City of Jacksonville Public Investment Policy dated June 28, 2016, as administratively updated most recently in March 2024 (the “PIP”), states that, “*Projects will be evaluated on whether they provide a return on investment (ROI) to the City. Projects will also be evaluated against standard underwriting criteria and an assessment of the public investment risk associated with the project.*”; and,

WHEREAS, the PIP further provides that *“The success of Downtown Jacksonville is an important element of the City’s overall vitality. In an effort to continue to attract new investment and businesses, a project could be given additional positive consideration if choosing a Downtown location.”*; and

WHEREAS, A Special Committee on the Future of Downtown was convened by City Council earlier this year and among the topics of discussion was the City Council’s desire to focus on redevelopment within a core area of the Northbank; and

WHEREAS, Councilman Joe Carlucci outlined in broad terms a residential incentive program that he had developed in consultation with numerous stakeholders exclusively for a defined core of the Northbank; and

WHEREAS, DIA staff mapped the suggested area and has researched the residential potential, as well as likelihood, within the boundary of this defined “core”; and

WHEREAS, DIA staff worked to develop a financial model and program guidelines to implement the suggested program and has vetted the same with several developers and their representatives as well as several Board members, consulted with Build Up Downtown, and presented this potential program to the Administration and Councilman Carlucci for review; and

WHEREAS, the program guidelines are designed to achieve the goal of building greater residential density in the Downtown core without undermining street level activation also necessary to attract tenants, residents, and visitors into this area; and

WHEREAS, the Core Residential Program consisting of the Core Residential Model and Core Residential Guidelines would provide, in addition to CRA funded REV grants, completion grants funded by the General Fund; and

WHEREAS, DIA staff recommends that the DIA Board review and forward to City Council this Resolution adopting the Core Residential Program Model and Program Guidelines attached hereto as an additional incentive program available in the Combined Northbank CRA.

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 hereby recommends adoption of the Core Residential Program consisting of the Core Residential Model and Program Guidelines attached hereto as an additional residential incentive program in the Northbank CRA, subject to such revisions as may be made by City Council thereto.

Section 3. The DIA recommends that City Council consider adoption of the Core Residential Program and funding of the completion grants contemplated by the Core Residential Program model and guidelines, either in lump sum annual amounts or as applications are received and processed.

Section 4. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution.

Section 5. This Resolution 2024-10-03 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

VOTE: In Favor: ____ Opposed: ____ Abstained: ____

14. Northbank Downtown Core Residential Program Guidelines

The program is designed to generate rapid residential development within the core area of the Downtown Northbank Community Redevelopment Area defined as Broad Street to the west, State Street to the north, Liberty Street to the east, and the St. John's River to the south. The program guidelines that follow apply to properties on either side of Broad Street along the western boundary, and either side of Liberty Street along the eastern boundary to the extent that any property in question has frontage that may be accessed directly from either of those streets. The State Street boundary is limited only to the southern side of that street and the St. John's River boundary means only the northern side of the river within the western and eastern boundaries established above.

In the case of this program, the financial gap has been established on a comprehensive basis in context of development costs, capital requirements, and current and projected rent-growth in combination with fulfilling other economic development goals established in conjunction with the Jacksonville City Council, thereby eliminating the need for a financial gap analysis of projects that comply with the criteria below.

This program is being made available for a limited time with funding as approved by Jacksonville City Council, for the purpose of achieving greater residential density in the Downtown Core without undermining street level activation also necessary to attract tenants, residents, and visitors into this area.

To achieve these goals, the following parameters apply:

- Only available within the specifically identified portion of the Downtown Northbank Community Redevelopment Area.
- Created to accelerate residential growth through new property development and redevelopment of underutilized properties.
- Available for a limited time to pursue the stated goal of initiating the development of 1,500 additional housing units over a 3-year period.
- Designed to reduce upfront development costs and offset operating costs to attract qualified investors and developers.
- In recognition of the overall synergistic benefits to the City of Jacksonville and the remainder of businesses and residential dwellings in Downtown Jacksonville, the ROI requirement established in the Public Investment Policy shall not be tested in consideration of individual project awards. Rather, this program has been developed consistent with the "Additional Considerations" identified in the PIP that Downtown Development and Redevelopment may warrant a different ROI analysis, and, in this case, it is foregone in favor of accelerated residential development activity
- This Program combines a Completion Grant (paid out only at the issuance of a TCO allowing the property to be used for its intended purpose) along with a REV grant component paid over a maximum term of twenty years.
- The program may not be used in conjunction with the Downtown Preservation and Revitalization Program (DPRP) for the same building and owners of historic properties may use either program for rehabilitation purposes, so long as the historic nature of the property is not compromised as determined by the COJ Planning and Development Department. Façade Grants similarly may not be combined with this program for existing qualified buildings.

- Tenants in properties that have received a Completion Grant under the Downtown Core Residential Program are eligible to apply for the funding under the Retail Enhancement Program or the Commercial Revitalization Program as applicable for the location of the property. Applications and guidelines for those programs as found at <https://dia.coj.net> shall apply.

PROGRAM GUIDELINES:

- The table below indicates the maximum Completion Grant available to each new construction, rehabilitation, or repurposed residential development activity undertaken in the identified portion of the Northbank Downtown Jacksonville area.

# of Residential Units Per Acre	Per Unit
16 to 40	\$ 20,000
41 to 75	\$ 25,000
76 to 175	\$ 30,000
176 to 400 (frame over podium)	\$ 30,000
176-400 (Type 1 or Type 2)	\$ 50,000

- To determine the number of residential units per acre, divide the minimum number of units to be developed by the parcel size converted to acres (total square feet of the development site as identified on the Property Appraisers website, net of the footprint of existing buildings not included in the subject proposal, divided by 43,560).
- The incentive amount per unit increases in a tiered, progressive approach meaning each tier is additive to the previous tier(s). So, a 50-unit development would be eligible for $(\$20,000 \times 40) = \$800,000$ plus $(\$25,000 \times 10) = \$250,000$ equals \$1,050,000 or \$21,000 per unit.
- An exception to the aggregation approach is for the tier that is 176 units or greater per acre. That tier anticipates Type 1 or Type 2 construction techniques and is awarded a base rate of \$50,000 per unit when that condition is true and remains eligible for bonuses for 2- or 3-bedroom units as shown below. If not using Type 1 or Type 2 construction, the projects would be eligible for funding at a base rate of \$30,000 per unit.
- Project of ten stories or more using Type 1 or Type 2 construction techniques may alternatively consider application using the 30-year high-rise underwriting methodology approved by the DIA Board in resolution 2024-05-04.
- **GARAGE PARKING BONUS** – This additional incentive supports the construction of structured parking meeting requirements of the Downtown Overlay Zone and as approved by DDRB. An additional bonus will be paid for shared spaces, which are defined as being available to the public for up to 2 hours between the hours of 8am and 10pm. Spaces available to the public must be on lower levels, reserved and conspicuously advertised with signage on the exterior of the garage and at each such space. Funding for Private Spaces is limited to one parking space per bedroom in the subject property and funding for Shared Use Spaces may not exceed the total number of Private Spaces.

Garages	Per Space
Private Use	\$ 10,000
Shared Use	\$ 15,000

- **SIZE BONUS 1** - This calculation establishes a base level payout for studio and one-bedroom units. Two-bedroom units receive a multiple of 1.5X the base amount and three or more bedrooms receive 2X the base amount.
- **AFFORDABLE/WORKFORCE HOUSING BONUS** - An affordable/workforce boost not to exceed more than 20% of total units is provided to encourage production of those units produced with rents capped at the Florida Housing Finance Corporation limits for tenants of Duval County making not more than 80% or 120% of Area Median Income (“AMI”). These are a proportion of the total and not additional units and require the recording of a Land Use Restriction Agreement (“LURA”) for a period of not less than 30 years.

Affordable/Workforce Boost		
	AMI	
# of Bedrooms	80%	120%
1	\$ 15,000	\$ 12,500
2	\$ 22,500	\$ 17,500
Max %	20.0%	20.0%

- Riverfront, creekfront, (and those developments where the Emerald Trail is the only intervening use between the waterfront and the development) are not eligible for Affordable/Workforce Housing Bonus. Once a total of 400 affordable/workforce units have been awarded this boost during the initial three year period of the program, it will no longer be eligible on other development projects unless the cap is further approved by the Jacksonville City Council.
- **REV CRITERIA** – Applicants qualifying for this program, will be eligible for a REV grant as determined by the criteria found in the Multifamily REV Grant Program Guidelines.
- **SIZE BONUS 2** - Projects providing 20% or more units with 2 or more-bedrooms, including not less than 5% of total units comprised of 3 bedrooms or more, are eligible for accelerated Recapture Enhanced Value (“REV”) payments as outlined below. The percentage shown is applied against the REV percentage that the project would otherwise qualify for under the Multifamily REV Grant Guidelines.

REV Payout Percentage (Accelerated)

YEARS	1-2	3-4	5-6	7-15	16-20
REV %	125%	115%	110%	100%	.85%

- **STREET LEVEL ACTIVATION REQUIREMENTS** - To be eligible for funding under the Downtown Core Residential Program, all developments must adhere to the Street Level Activation Minimum Requirements as outlined below.

New or Existing Properties:

- The City’s Zoning Code, Subpart H- Downtown Overlay Zone and Downtown District use and form regulations serve as the minimum requirements and are not waived or amended by these program requirements. However, these program requirements pertain to applicants who seek funding under the Downtown Core Residential Program within the defined boundary as shown on the Exhibit A map attached for the development of new properties, or the rehabilitation or repurpose of an existing property, where feasible,

Development or redevelopment of such properties must adhere to the following to be eligible for funding.

- Existing Properties:
 - Cannot decrease transparency, or square footage of first floor space designed for visible active use behind transparent frontage, of any existing property proposed for renovation or rehabilitation.
- New or Existing:
 - The map attached identifies blocks designated Primary (red) or Secondary (yellow) activation focus areas. Blocks not designated primary or secondary must nevertheless comply with the transparency requirement of the Downtown Zoning Overlay without deviation.
 - The applicable percentage of street level frontage that must be constructed for activated use to be eligible for this program shall be calculated after deduction of vehicular ingress and egress to parking garages or lots serving the subject parcel.
 - In the event a development includes both new construction and renovation or rehabilitation of an existing or historic building, the frontages of the parcels shall be aggregated for purposes of calculating the following percentages.
 - Primary frontage blocks:
 - The maximum percent of the total frontage devoted to parking garage or lot, including the ingress and egress thereto, shall not exceed 25% of the total parcel linear frontage except that at a minimum one ingress and one egress lane shall be allowed on such frontage.
 - Developments on primary frontage blocks must construct street level habitable space capable of retail, office, or residential use for a minimum of 70% of the remaining linear frontage of Developer’s parcel after deduction of parking access above, and meeting the overlay requirement of transparency for such space. If such space is residential, it must be directly accessible from the sidewalk frontage.
 - Secondary frontage blocks:
 - The maximum percent of the total frontage devoted to parking garage or lot, including the ingress and egress thereto, shall not exceed 50% of the total parcel linear frontage except that at a minimum one ingress and one egress lane shall be allowed on such frontage.

- Developments on secondary frontage blocks must construct street level habitable space capable of retail, office, or residential use for a minimum of 50% of the remaining linear frontage of Developer’s parcel after deduction of parking access above and meeting the overlay requirement of transparency for such space. If such space is residential, it must be directly accessible from the sidewalk.-
- All other street frontages have no minimum active street frontage requirement except as may otherwise be required by Chapter 656, Part 3, Subpart H, Jacksonville Code of Ordinances and to the greatest extent possible should be used for service entrances, utilities, and loading and unloading.
 - When a development has three or more street frontages
 - When a development has three frontages and no alley or rear access
- All habitable active use frontages shall have a depth of not less than 40 feet, unless a shallower bay is expressly allowed by the DIA for a portion of the frontage due to extenuating circumstances.
- Building Entries providing ingress/egress to interior spaces or floors above such as lobby space shall constitute habitable active space.
- Vented MEP rooms, utility installations, loading docks and zones, and the like shall be located within the permitted parking access and use frontage, or the non-active use percentage of the remainder of Developer’s parcel.
- Habitable active space, or space able to be occupied for active use shall not be devoted to parking areas, truck loading areas, vehicular access ways, or storage.
- Frontages on historic properties protected by a façade easement or limitations provided to maintain historic features supersede these requirements.
- Existing agreements or approvals (beyond compliance with minimum Downtown Overlay Zone requirements) supersede these requirements.
- New parking garages (public or private) with frontages on the Emerald Trail or in the FAB REP boundary must provide 100% non-parking active use or Urban Open Space along such street frontages, less garage entrances.
- Within the Cathedral Hill neighborhood, the above minimum requirements on Secondary streets may be satisfied by institutional uses (e.g. church, school).

ADDITIONAL UNDERWRITING CRITERIA:

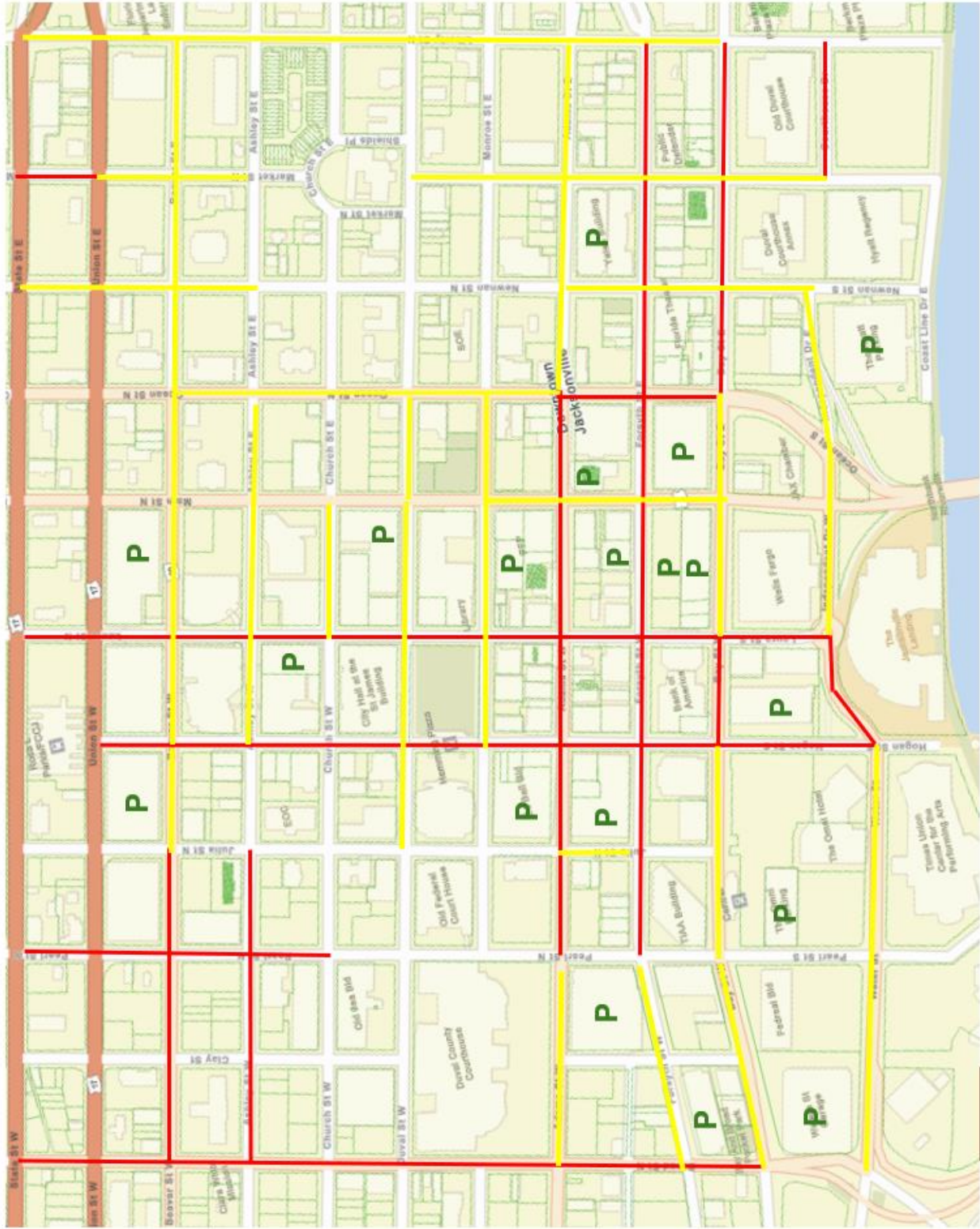
- Any completion grant may not exceed 25% of hard costs plus costs for architecture and engineering but shall not include acquisition costs and may not exceed 65% of Developer’s Equity. The total of all city Incentives may not exceed 100% of Developer’s Equity. (Equity definition as found in R2024-05-04 applies here also).
- The 176 to 400 tier contemplates Type 1 or Type 2 construction between eight and nine floors in height (including garage) but may also include any building above that height but not satisfying criteria for the High-Rise model. Anything above this height limitation (10 stories or more) would revert to the program structure of the High-Rise model approved in R2024-05-04.

- To be eligible for this funding, properties immediately adjacent to the river must provide a minimum 3,000 square feet of restaurant or retail space directly accessible to the public from the Riverwalk, at the street level, or on the rooftop or similar height advantaged location as approved by the RE&PD Committee and DIA Board.
- Applicants, including the development team, must demonstrate requisite experience and proven success in the development and operation of properties similar to those being proposed including construction, leasing and management activities, access to capital and other qualifications that provide a high level of confidence that, following necessary financing approvals, the project will move forward quickly with final design, engineering, and other steps necessary to commence construction.

GRANT PROCESS:

1. Applicant to complete the project profile assessment , any associated application, and provide additional project information as required at the bottom of that form or as may be requested.
2. The DIA staff will review and analyze the application from the prospective grantee, and make a recommendation based upon the Downtown Core Residential Program criteria above.
3. The DIA Board will evaluate the staff analysis and reject or adopt a resolution approving a grant amount and time frame to be documented by a Redevelopment Agreement agreed to by the Applicant and executed by the Applicant and DIA.
4. City Council approval is not required for Downtown Core Residential Program grants which comply with this program and DIA action is final.
5. No Downtown Core Residential Program grants shall be authorized by the Board that exceed the term, amount determined pursuant to the criteria above, or otherwise fail to meet the program criteria described above.
6. Each recipient of a Downtown Core Residential Program grant must agree to promote Downtown activities and events organized by the City to its residents using electronic or static bulletin boards, newsletters, emails, and/or other standardized methods of internal communication.

EXHIBIT A – BOUNDARY AND STREET DESIGNATION MAP



BASE MODEL

24,000	Parcel Size in Square Feet
200	Number of Dwelling Units Proposed
363	Number of Equivalent Units Per Acre
Yes	Type 1 or Type 2 Construction?

Residential Density Model						
# of Units Per Acre			Max			Per Unit Blended
			Per Unit	Per Tier	Aggregate	
16	to	40	\$ 20,000	\$ 800,000	\$ 800,000	\$ 20,000
41	to	75	\$ 25,000	\$ 875,000	\$ 1,675,000	\$ 22,333
76	to	175	\$ 50,000	\$ 5,000,000	\$ 6,675,000	\$ 38,143
176	to	400	\$ 50,000	\$ 20,000,000	\$ 20,000,000	\$ 50,000

Garages	Max	Actual	Per Space	Total
Private Use	260	260	\$ 10,000	\$ 2,600,000
Shared Use	260	40	\$ 15,000	\$ 600,000

	Affordable/Workforce Boost	
	AMI	
# of Bedrooms	80	120
1	\$ 15,000	\$ 12,500
2	\$ 22,500	\$ 17,500
Max %	20.0%	20.0%

* Overall Limit of 20% Affordable/Workforce Units Per Building

Maximum Payout		Per Unit		
Number of Units Per Acre		363	\$ 50,000	\$ 18,150,000
Actual Units		200	\$ 50,000	\$ 10,000,000
Two BR Units	20.0%	40	\$ 25,000	\$ 1,000,000
Three BR Units	10.0%	20	\$ 50,000	\$ 1,000,000
80% AMI Boost	0.0%	0	\$ -	\$ -
120% AMI Boost	0.0%	0	\$ -	\$ -
Garage Boost			\$ 12,308	\$ 3,200,000
TOTAL			\$ 76,000	\$ 15,200,000

Completion Grant units only
Assumes a 50/50 blend of 1- and 2-BR A/WF units.
Garage Boost

Use actual values when available

Per Unit Cost Assumption		\$ 450,000
Total Development Cost		\$ 90,000,000
Hard Costs plus A&E (excluding acquisition)	75.00%	\$ 67,500,000
Proposed Equity	35.00%	\$ 31,500,000
Total Completion Grant		\$ 15,200,000
Percentage of Developer Equity	Max = 65%	48.3%
Percentage of Hard Costs + A/E	Max = 25%	22.5%
Percentage of TDC		16.9%
REV Grant		\$ 11,362,000
Total Incentives		\$ 26,562,000
Percentage of Total Incentives/Developer Equity	Max = 100%	84.3%
Incentives Per Unit		
Completion Grant		\$ 76,000
REV		\$ 56,810
TOTAL		\$ 132,810

REV TYPE
Traditional 20

BASE MODEL

24,000	Parcel Size in Square Feet
200	Number of Dwelling Units Proposed
363	Number of Equivalent Units Per Acre
No	Type 1 or Type 2 Construction?

Residential Density Model						
# of Units Per Acre			Max			Per Unit Blended
			Per Unit	Per Tier	Aggregate	
16	to	40	\$ 20,000	\$ 800,000	\$ 800,000	\$ 20,000
41	to	75	\$ 25,000	\$ 875,000	\$ 1,675,000	\$ 22,333
76	to	175	\$ 30,000	\$ 3,000,000	\$ 4,675,000	\$ 26,714
176	to	400	\$ 30,000	\$ 12,000,000	\$ 12,000,000	\$ 30,000

Garages	Max	Actual	Per Space	Total
Private Use	260	260	\$ 10,000	\$ 2,600,000
Shared Use	260	40	\$ 15,000	\$ 600,000

	Affordable/Workforce Boost	
	AMI	
# of Bedrooms	80	120
1	\$ 15,000	\$ 12,500
2	\$ 22,500	\$ 17,500
Max %	20.0%	20.0%

* Overall Limit of 20% Affordable/Workforce Units Per Building

Maximum Payout		Per Unit		
Number of Units Per Acre		363	\$ 30,000	\$ 10,890,000
Actual Units		200	\$ 30,000	\$ 6,000,000
Two BR Units	20.0%	40	\$ 15,000	\$ 600,000
Three BR Units	10.0%	20	\$ 30,000	\$ 600,000
80% AMI Boost	0.0%	0	\$ -	\$ -
120% AMI Boost	0.0%	0	\$ -	\$ -
Garage Boost			\$ 12,308	\$ 3,200,000
TOTAL			\$ 52,000	\$ 10,400,000

Completion Grant units only
Assumes a 50/50 blend of 1- and 2-BR A/WF units.
Garage Boost

Use actual values when available

Per Unit Cost Assumption		\$ 350,000
Total Development Cost		\$ 70,000,000
Hard Costs plus A&E (excluding acquisition)	75.00%	\$ 52,500,000
Proposed Equity	35.00%	\$ 24,500,000
Total Completion Grant		\$ 10,400,000
Percentage of Developer Equity	Max = 65%	42.4%
Percentage of Hard Costs + A/E	Max = 25%	19.8%
Percentage of TDC		14.9%
REV Grant		\$ 8,838,000
Total Incentives		\$ 19,238,000
Percentage of Total Incentives/Developer Equity	Max = 100%	78.5%
Incentives Per Unit		
Completion Grant		\$ 52,000
REV		\$ 44,190
TOTAL		\$ 96,190

REV TYPE
Traditional 20

TAB III.D

RESOLUTION 2024-11-01 FORD ON BAY DISPOSITION CRITERIA

RESOLUTION 2024-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE FRAMEWORK FOR THE MARKETING, TERMS AND CONDITIONS, SCORING CRITERIA AND TIMELINE TO BE INCLUDED IN A NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY; AUTHORIZING THE ISSUANCE OF A NOTICE OF DISPOSTION IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City owns an approximately 2.75 acres of upland riverfront property, exclusive of Courthouse Drive right of way, comprising a portion of Duval County Tax Parcel Number 073358 0000, hereto referred to as the “Property”; and

WHEREAS, DIA desires to seek proposals for the redevelopment of the Property; and

WHEREAS, the DIA wishes to engage the services of a commercial broker to assist in the marketing of the disposition; and

WHEREAS, the DIA has established the timeline attached hereto as Exhibit 1 and framework for the terms and conditions and scoring criteria to be included in a Notice of Disposition, attached hereto as Exhibit 2 and Exhibit 3, respectively; and

WHEREAS, DIA envisions that the Notice of Disposition will be issued no later thn _____, 2025; and

WHEREAS, the terms of the disposition and scoring criteria are hereby adopted in final form; 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,

NOW THERFORE, 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 directs its CEO to take all necessary action to secure the services of a commercial broker to assist in the marketing of the subject parcel.

Section 4. The DIA approves the Timeline attached hereto as Exhibit 1

Section 5. The DIA approves the Notice of Disposition framework contained in the Terms attached hereto as Exhibit 2 and Scoring Criteria attached hereto as Exhibit 3 for incorporation into the formal Notice of Disposition.

Section 6. The DIA authorizes the issuance of a formal open Notice of Disposition no later than _____.

Section 7. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purposes of this Resolution.

Section 8. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

RESOLUTION 2024-11-01

EXHIBIT 1

Timeline with conceptual terms and scoring approved September; final terms and scoring approved December 2024 :

Marketing period pre-NOD: January-Feb 2025 (30 days minimum)

NOTICE TIMELINE	DATE*
Issue Notice	February ____, 2025
Pre-proposal Conference	February __, 2025
Written Questions Due	February __, 2025
Written Answers Due	March __, 2025
Bids Due	March __, 2025 (min 30 days after issuance)
Oral Presentations for short listed Respondents	Week of March _____, 2025
Evaluation Committee recommendation to REPD Committee	April ____, 2025
DIA Board Meeting for Selection of Proposal or rejection of bids	April ____, 2025
Award Posted	April 2025

*Date to be interpreted as “on or by” with a fourteen (14) calendar day extension at the sole discretion of the DIA CEO. Should the DIA Board not be able to meet within 14 calendar days of its April 2025 Board Meeting, it will select a proposal at the earlier of a special meeting or its May2025 regularly scheduled Board Meeting, and the Award Posted date will correspond accordingly.

RESOLUTION 2024-11-01

EXHIBIT 2

By its adoption of Resolution 2024-11-01, the Downtown Investment Authority approves the following Conceptual Terms for inclusion into a Notice of Disposition and for use in pre-marketing.

A. The Site

This NOD shall be issued only for the former County Courthouse site – comprising the City block between Liberty and Market streets east to west and Bay Street and Courthouse Drive on the north and south and shall exclude the existing Courthouse Drive ROW.

Courthouse Drive will remain public but is envisioned to be a pedestrian plaza closed to vehicular traffic)

B. Phasing

The primary-use structures per bid accepted must commence within 120 days of closing. Closing to occur upon receipt of DDRB approvals and proof of financial capacity to complete construction- which shall be completed within nine months of City Council approval of disposition.

C. Mixed Use Development

Proposals shall include a mix of uses such as, but not limited to, multifamily, retail, office, open space and/or hospitality. Unless a stand-alone entertainment venue or restaurant and open /public space is proposed for the site, buildings directly fronting Bay Street shall have a vertical mix of uses. Ground floor retail/restaurant (open to Bay is strongly encouraged and will be rewarded in scoring. No responses will be accepted that do not activate Bay Street with entrances, and elements such as common areas, leasing offices, etc. If residential units are proposed, only market rate units should be proposed for this location and a preference for higher density will be communicated to prospective developers.

Retail density, whether located on Bay Street, or on the riverfront in excess of the minimum required, will be scored. Bay Street retail provided at the time of project opening is eligible for bonus points.

D. Bay Street Activation

Proposals for developments other than a free-standing restaurant or entertainment venue shall include ground floor retail uses (e.g., restaurants, retail, etc.) directly fronting on and accessible from Bay Street at a minimum ratio of 30% percent of its ground floor Bay Street building frontage. Both the quantity and quality of retail on Bay will be rewarded in scoring as well as known tenants, if any. At a minimum, the proposal shall include at least one semi-public use such as a sidewalk cafe or patio seating along Bay Street. No more than 10% of the Bay Street frontage may be a directly visible parking garage. Ground floor uses other than retail or restaurant shall meet all transparency requirements. Activated tenant spaces such as gyms and community rooms or work/live units or office could comprise the remainder of the frontage but

RESOLUTION 2024-11-01

EXHIBIT 2

bonus points will be awarded for additional retail or restaurants on Bay Street and additional incentive consideration will be available.

Alternative: Ground floor retail/restaurant (open to Bay is strongly encouraged and will be rewarded in scoring. No responses will be accepted that do not activate Bay Street with entrances, and elements such as common areas, leasing offices, etc. No more than 10% of the Bay Street frontage may be a directly visible parking garage. Ground floor uses other than retail or restaurant shall meet all transparency requirements. Activated tenant spaces such as gyms and community rooms must comprise at least 35% of the Bay Street frontage. Work/live units or office could comprise the remainder of the frontage, but bonus points will be awarded for true retail or restaurants on Bay Street and additional incentive consideration will be available. No less than 35% of the Bay Street frontage shall be designed so as to facilitate future conversion to street level retail if such space is contemplated for office or activated tenant private spaces at the time of project completion.

E. St. Johns River

- i) Setback. Proposals shall conform to a minimum building setback of fifty (50) feet from the St. Johns River as measured from the landward side of a bulkhead and the Courthouse Drive right of way is not intended to be included in the disposition but will not remain open to vehicular traffic. Any proposal that is set back only to the property line between the subject parcel and Courthouse Drive right of way will be required to comply with height step-backs as well as include the required view corridor between Bay Street and the River. Notwithstanding the foregoing, a free-standing waterfront restaurant directly on the riverfront could be considered for a deviation if alternate pedestrian plaza and Riverwalk circulation was provided in the design.

An optional alternative design would be considered if vertical construction is set back an average of 100 feet or more from the bulkhead to create an activated public plaza. If this design alternative is pursued, DIA staff will support a waiver of the view corridor requirement based on existing block widths and provided adequate façade differentiation is incorporated along Bay Street. Some publicly accessible outdoor seating, etc. could be incorporated in the 50 feet closest to the private development and perhaps a restaurant could extend into this zone but development not generally open to the public would be set back beyond this line. Additional bonus points may be available for activated additional public space as described above.

- ii) Riverfront Activation. Proposals shall include riverfront activation and shall include a riverfront Activity Node consistent with the Great Fire of 1901 node described in the “Riverfront Design Guidelines and Activity Nodes Plans” dated August 25, 2018.

Furthermore, a minimum of 10,000 square feet of restaurant/bar space shall be provided on the riverfront, of which at least 7500 square feet must be ground floor. Retail waterfront space must have a minimum frontage on the Riverwalk of 75 linear

RESOLUTION 2024-11-01

EXHIBIT 2

feet. The DIA desires a full-service restaurant providing a dining opportunity for boaters on the waterfront. The restaurant shall have the ability to serve at meals to at least 100 patrons at one time. Bonus points are available to rooftop/upper story dining/bar accessible to the public.

- iii) Marina Parking. The adjacent basin between Market and Liberty will be developed as a public marina (no boat launch). Parking for visitors to the marina should be contemplated in the project design, whether on-street or in a proposed garage.

- F. Resiliency. The use of resilient construction materials and how the proposal addresses potential flooding and site elevation will be considered. If the site is to be filled, how the development remains pedestrian friendly from the sidewalk will be important. Wave attenuation and on site-storage capability in storm events will be evaluated.

- G. Design and Materials. As a prominent waterfront and Bay Street location, the design and choice of construction materials will be taken into consideration, and we encourage high quality product with architectural details and exterior finish worthy of the site. Bonus points will also be available for unique architectural features that elevate the design.

- H. Construction and Maintenance Contribution. Proposals should include Developer's proposed monetary or in-kind contribution to the construction and ongoing maintenance of the Riverwalk and adjacent plaza/park space at this location, if any.

- I. Development Team
The following criteria will be used to pre-qualify proposals:
 - i) Bid Bond
A bid bond of \$25,000.00 shall be included with all proposals in a form to be determined by the DIA Chief Executive Officer.

 - ii) Proposals shall be from developers with experience of a singular project with aggregate value in excess of \$50 million and minimum square footage of 300,000. The principal individual or company submitting the proposal shall meet this criterion and the financial capacity of lenders and partners will not replace the experience and financial capacity of the Developer who is leading the project.

 - iii) Proposals shall include descriptions and visual materials related to the qualifying projects detailed above.

 - iv) No proposal shall be accepted for evaluation if the developer has judgement liens (related to development performance) in excess of \$10 million, unpaid taxes in excess of \$1 million or active judgement liens not related to development performance in excess of \$10 million.

RESOLUTION 2024-11-01

EXHIBIT 2

J. Financial Offer and Incentives. Depending upon cash offer price, a multi-family market rate REV grant (Property tax rebate) may be considered for projects meeting the program criteria and goals of this notice of disposition. The Respondent should not assume the availability of "Completion Grants", Loans, or other City funded incentives.

EXHIBIT 3
 SEPTEMBER 9, 2021

	CBRE/DIA RECOMMENDATION	2021 REPD RECOMMENDATION	2021 FINAL
Experience and Qualifications	20	20	20
Experience developing mixed use projects of comparable size in an urban setting	10	10	10
Financial Strength of Development Team	10	10	10
Active litigation, judgement liens and outstanding tax payments	0 to minus 5	0 to minus 5	0 to minus 5
Economic Benefit	25	25	25
Fee Simple acquisition price	8	8	8
Financial return to the City (ROI), Economic impact (e.g. job creation, tax revenues)	9	9	9
Equal opportunity / local participation	3	3	3
Park & Programming contribution	5	5	5
Project Development and Design	55	65	75
Project's ability to activate Downtown	10	10	10
Thoughtful Mix of Uses	5	5	5
Residential Density	0	0	0
Retail Density, type, location	10	15	25
Development timeline (e.g. construction commencement and delivery timing)	6	6	6
Civic and community benefits (e.g. open and green space, access to the river)		5	5
Activation of the riverfront	5	5	5
Incorporation of Designated City Storyline for Site and Activity Node	4	4	4
Quality of Construction Material and Design	10	10	10
Design for Resiliency	5	5	5
Financial Proposal	10	12	12
Defined source and percentage of debt and equity	5	5	5
Financial feasibility and cash flow analysis	3	5	5
Post-Completion Management Plan	2	2	2
Oral Presentation	10	5	5
Bonus Points for Retail and Restaurant above minimum	15	45	30
Roof top/upper story dining/bar	5	15	5
Activated setback from river beyond 50'	10	10	10
Bay Street Retail Bonus		20	15

TAB III.E

RESOLUTION 2024-11-02 BABY GOT BRUNCH EXTENSION

RESOLUTION 2024-11-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE PERFORMANCE SCHEDULE CONTAINED WITHIN THE TERM SHEET BETWEEN THE DIA (“GRANTOR”) AND BABY GOT BRUNCH, LLC (“GRANTEE”), APPROVED VIA RESOLUTION 2024-05-03; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND THE PURPOSES OF RESOLUTION 2024-05-03, INCLUDING BUT NOT LIMITED TO EXECUTION OF AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E and updated pursuant to Ordinance 2022-0372; and

WHEREAS, on May 15, 2024, the DIA Board adopted Resolution 2024-05-03, approving a Retail Enhancement Grant (REP) for Grantee to establish a food and beverage business at 610 N Julia Street; and

WHEREAS, the Performance Schedule contained in the Term Sheet to Resolution 2024-05-03 allowed six (6) months to execute the Loan Agreement from the date of Board approval, which is Friday, November 15, 2024; and

WHEREAS, the DIA CEO has authority to extend dates found in the Performance Schedule of the Redevelopment Agreement, which does not extend to periods prior to execution of the Redevelopment Agreement; and

WHEREAS, due to circumstances beyond the applicant’s control, additional time is needed to finalize and execute the redevelopment agreement; and

WHEREAS, the DIA finds it necessary and in the best interest of the City to amend the Term Sheet approved via Resolution 2024-05-03 pursuant to Section 2 of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of 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. By this action, the DIA hereby authorizes the CEO to extend the deadline for executing the Agreements as necessary to effectuate the purposes of Resolution 2024-05-03 for a period of up to three additional months.

Section 3. The DIA hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution 2024-11-02 and Resolution 2024-05-03, including the execution of contracts, agreements and other documents.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.F

RESOLUTION 2024-11-03 MARKET AND PROPERTY OPTIMIZATION STUDY TERMS

RESOLUTION 2024-11-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO CAUSE TO BE ISSUED A SOLICITATION FOR MARKET – LAND USE OPTIMIZATION STRATEGY (“STRATEGY”) FOR THAT AREA IDENTIFIED IN EXHIBIT A, INCORPORATING THE ATTACHED SCOPE OF SERVICES (EXHIBIT B), SCORING CRITERIA (EXHIBIT C) AND MINIMUM REQUIREMENTS (EXHIBIT D); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at their October 16, 2024, Board Meeting, the DIA discussed the need for a Market – Land Use Optimization Strategy / Study, focusing on that area of Downtown shown in Exhibit A; and

WHEREAS, via Resolution 2024-10-07, the DIA Board voted to undertake a Market – Land Use Optimization Strategy / Study, further instructing its CEO to provide at the November Board Meeting a Scope of Services, Scoring Criteria and Minimum Requirements to be incorporated into a solicitation for the development of a Market – Land Use Optimization Strategy / Study; and

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 has determined that it wishes to have prepared a Market – Land Use Optimization Strategy / Study for the properties included within the boundaries of the dashed area shown on Exhibit A, and hereby approves the attached Scope of Services (Exhibit B), Scoring Criteria (Exhibit C) and Minimum Requirements (Exhibit D).

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution, and to make changes to Exhibits B through D as may be recommended by the Office of General Counsel or the City’s Procurement Division, providing that those changes are consistent with the intent of this Resolution.

Section 4. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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



RESOLUTION 2024-11-03
EXHIBIT A



RESOLUTION 2024-11-03
EXHIBIT B
SCOPE OF SERVICES

The purpose of this Market – Land Use Optimization Strategy (“Strategy”) is to identify optimal uses for each City-owned property identified by a white labeled parcel (See Exhibit XX) in light of surrounding uses; identify opportunities for and recommended optimal uses for private parcels appropriate for redevelopment; and include such height, use, and setback and similar restrictions as may be necessary to achieve optimal use. The information provided will be used for purposes such as assisting the Downtown Investment Authority (“DIA”) in focusing incentives, establishing redevelopment and development priorities and establishing property disposition criteria.

Consultant assumes that the boundaries of the strategy plan will be as illustrated by Exhibit XX.

Consultant shall generate numerous planning alternatives. Consultant shall develop a base plan utilizing aerial photographs, existing geographic information system (“GIS”) data, and other publicly available information (utility location maps, etc.) for use as base documentation.

Locus Plan: Consultant will develop a Locus Plan that, in part, will analyze the impacts of several development and redevelopment priorities, as to be established as part of this Strategy, together with impacts of those priorities.

- I. The Locus Plan will, at a minimum, consist of the following together with any additional tasks or efforts as may be provided by a Consultant’s response to this solicitation:
 - General planning diagrams (overarching planning strategies)
 - Area connectivity plan, connection to the waterfront and significant amenities, public transportation connectivity, etc.
 - Street level plan for existing and proposed buildings (identifying proposed use: retail, residential, etc.)
 - Conceptual typical upper level uses for existing and proposed buildings (identifying proposed use: residential, office, hotel, etc.)
 - Preliminary three-dimensional (“3D”) massing models
 - Phasing priority plan for DIA redevelopment parcels
 - Design narratives
 - General area calculations and parking supply/demand
 - Individual Parcel Test Fits

Consultant shall identify individual parcels and develop test fits of various programs and densities on each parcel. Consultant represents that certain parcels may have numerous alternatives tested to identify the highest and best use of each site in conjunction with the primary planning principles identified during the development of the framework plan. Consultant shall explore and overlay different scenarios within the overall framework plan (maker, grocer, home/furniture, restaurant, music entertainment) and overlay the prototypical footprints of different retail/restaurant use groups on the plan.

RESOLUTION 2024-11-03

EXHIBIT B

SCOPE OF SERVICES

Downtown Jacksonville is governed by a Business Investment Development Plan (“BID Plan”), which contains the Combined Northbank Community Redevelopment Plan (“CRA Plan”) together with various capital projects (e.g. Forsyth and Adams two-way street conversion, Riverfront Plaza) and incentive programs (e.g. “Food and Beverage Retail Enhancement Program”). The Consultant must factor the goals and objectives of these plans as well as identified capital and redevelopment projects into the Locus Plan.

The consultant shall also assume the DIA’s stated desire to establish a connected and activated publicly accessible riverfront that will be an attraction drawing residents of the region to Downtown, support office occupancy and residential demand in Downtown as well as warranting higher rental rates and provide a visitor experience that would boost demand for Downtown hotel occupancy, development of new hotels, and support convention marketing.

The Consultant must factor in the “Elbow District”, the “Food and Beverage Retail Enhancement Program” areas, the boundaries of which are included in Exhibit XX and XX, respectively.

The Consultant shall assume that a convention center and/or exhibition hall will be constructed within a 10-year horizon within or in proximity to the study area. The current plans identify the current jail and police headquarters parcels as the site of the future convention center but earlier supplemental exhibition hall space within the study could be considered.

The Consultant shall factor in the City’s Resilience Jacksonville Vulnerability Assessment” into the Locus Plan, particularly for those parcels contiguous or adjacent to the St. Johns River.

- II. Consultant shall participate in collaborative work sessions, prepare alternative plan diagrams, work with alternative conceptual programs, coordinate parking requirements, and study the footprints for office, residential, hotel, education, and research above the ground-level uses.
- III. Stakeholder, public and DIA Board participation plan: in response to this solicitation, Consultants shall provide a stakeholder, public and DIA Board participation plan to include, at a minimum, number and type of meetings, stakeholder identification, purpose of each meeting, etc.
- IV. Deliverables: at a minimum, the Consultant shall provide the following deliverables in digital and hard copy, the format and number of each to be determined during contract negotiations.
 - Site plans showing immediate context of the parcels

RESOLUTION 2024-11-03

EXHIBIT B

SCOPE OF SERVICES

- Recommended optimal ground level uses, and upper level uses for each City-owned parcel within the study area
- Recommended optimal ground level uses, and upper level uses for privately owned parcels appropriate for redevelopment within the study area
- Recommended optimal building massing, setbacks and heights for parcels within the study area.
- Test fitting of program, parking, and construction type options
- Precedent imagery
- Overall phasing and development strategy: including DIA parcel disposition prioritization and sequencing, taking into account market conditions and incentive requirements as well as impact on acceleration of overall redevelopment success.
- Recommended open spaces, streetscapes, and pedestrian circulation within the study area
- Development of marketing materials and/or graphics as requested by Owner, to be negotiated as additional services
- Economic return analysis for various Locus Plan alternatives, including secondary economic impacts for adjacent parcels outside of the Locus Plan area.
- Recommendations regarding expected incentives needed, if any, to achieve optimal redevelopment recommendations for City parcels

In development of its recommendations and preparation of the above deliverables, Consultant shall consider

- Parking strategies / shared parking strategies where opportunities exist and identify the same in the deliverable
- Area calculations
- Integrated understanding of plans for transit, bike, and vehicular circulation and recommendations if any that impact use and massing deliverables
- Building adaptive re-use studies
- Miscellaneous master planning studies as requested by Owner
- Current market conditions including demand for and supply of residential units, hotel rooms, office space, and retail; current interest rates, construction costs, and expected rents and asset values, existing incentive programs, and Downtown property values in order to recommend required incentives necessary to achieve optimal use recommendations.

RESOLUTION 2024-11-03

EXHIBIT C

EVALUATION CRITERIA

EVALUATION CRITERIA

The Evaluation Committee shall determine qualifications, interest and availability by reviewing the written responses received, and, when deemed necessary, by conducting formal interviews of selected proposers that are determined to be best qualified based upon the evaluation of written responses. It is the sole responsibility of each proposer to address in its proposal each of the selection criteria described herein. Provide with your proposal any other information which would be relevant to the application of the selection criteria to your proposal.

The proposal evaluation criteria, and applicable scoring maximums, are set forth below. In the event interviews are conducted, up to 10 additional points may be added to the overall averaged score.

a. Qualification/Experience related to this proposal **(30 Maximum Points):**

To include technical education, training, and experience in similar efforts, of both the firm responding to the solicitation, and of the specific individual(s) assigned to this project, particularly with respect to experience with those efforts and tasks identified in the Scope of Services. Failure to include specific individual(s) assigned to this project together with their respective education, training and experience in similar efforts will result in a score of zero for this criterion.

b. Statement Defining Understanding of Need; **(15 Maximum Points):**

Set forth a clear statement of the respondent's understanding of the needs of the Downtown Investment Authority ("DIA") for the services sought. This criterion will be scored on the demonstration that the Consultant has a clear understanding of the scope of work sought.

c. Search Methodology, Approach and Schedule for Completion **(25 Maximum Points):**

This criterion will be scored on Consultant's conversion of the Scope of Services into a work plan and schedule for completion; the detail and clarity as to the respondent's approach to undertaking the project and how that approach will best achieve the desired outcome; Consultant's ability to identify any special problems or concerns associated with the project and ideas how these obstacles should be addressed, including any approach which are designed to save time and money.

d. Fees and Expenses **(10 Maximum Points):**

Provide a flat fee on Price Sheet Form 1. State with particularity the basis of fees, any caps or floors, and any additional costs or expenses (including out-of-pocket expenses) for which reimbursement will be expected.

RESOLUTION 2024-11-03

EXHIBIT C

EVALUATION CRITERIA

e. References **(20 Maximum Points)**

The Consultant shall provide 4-5 examples of completed projects similar in scope to those services sought by this solicitation. Each reference example shall include the name of and role played on such project by the person(s) identified as providing services in response to this solicitation. Sample projects that are specific to the Consultant but that do not include the name and role of the person(s) identified as providing services in response to this solicitation shall be deemed unresponsive. As to each reference or sample project, Consultant shall provide contact information for the entity for whom the service was provided and a specific individual in such entity who can be contacted as a reference.

RESOLUTION 2024-11-03
EXHIBIT D
MINIMUM REQUIREMENTS

MINIMUM REQUIREMENTS

The Consultant must satisfy the following mandatory minimum requirements in order to have their Responses evaluated. By submitting, the Consultant warrants and represents that it satisfies these requirements. Failure to meet these requirements may result in the Response not being evaluated and being rejected as non-responsive:

Proposer must:

- a. Provide evidence demonstrating they have experience in providing services similar to those described in the Scope of Services.
- b. The Consultant shall provide 4-5 examples of completed projects similar in scope to those services sought by this solicitation. Each reference example shall include the name of and role played on such project of the person(s) identified as providing services in response to this solicitation. Sample projects that are specific to the Consultant but that do not include the name and role of the person(s) identified as providing services in response to this solicitation shall be deemed unresponsive. As to each reference or sample project, Consultant shall provide contact information for the entity for whom the service was provided and a specific individual in such entity who can be contacted as a reference.
- c. The Consultant shall provide current proof of all business licenses required by local, state, and federal law as applicable.

TAB III.G

**RESOLUTION 2024-11-04 MARKET AND PROPERTY OPTIMIZATION STUDY
FUNDING**

RESOLUTION 2024-11-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE EXPENDITURE OF UP TO \$250,000 FOR PROCUREMENT OF SERVICES IN ACCORDANCE WITH RESOLUTION 2024-11-03 AS APPROVED BY THE DIA ON NOVEMBER 19, 2024 AND SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at their October 16, 2024 Board Meeting, the DIA discussed the need for a Market – Land Use Optimization Strategy / Study, focusing on that area of Downtown shown in Exhibit A; and

WHEREAS, via Resolution 2024-10-07, the DIA Board voted to undertake a Market – Land Use Optimization Strategy / Study, further instructing its CEO to provide at November Board Meeting a Scope of Services, Scoring Criteria and Minimum Requirements to be incorporated into a solicitation for the development of a Market – Land Use Optimization Strategy / Study; and

WHEREAS, via Resolution 2024-10-07, the DIA instructed its CEO to identify a funding source(s) for the procurement of services, estimated to be at \$250,000; and

WHEREAS, via Resolution 2024-11-03 the DIA approved a Scope of Services, Scoring Criteria and Minimum Requirements for the aforementioned solicitation for professional services,

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 instructs its Chief Executive Officer to utilize the below funding source(s) for the procurement of services in an amount not to exceed \$250,000.

Source:	Amount
Northbank Professional Services	(\$250,000)

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

TAB III.H

RESOLUTION 2024-11-05 DIA DUE DILIGENCE FUNDING

RESOLUTION 2024-11-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE EXPENDITURE OF UP TO \$50,000 FOR THOSE SERVICES INCLUDED IN RESOLUTION 2024-10-02, ATTACHED AS EXHIBIT A TO THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO (“CEO”) UTILIZE THAT FUNDING SOURCE(S) IDENTIFIED IN SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority has identified that property bounded to the west by the Main Street Bridge, the east by the Hyatt Hotel, the south by the St. Johns River and the north by Independent Drive as a redevelopment parcel; AND

WHEREAS, via Resolution 2024-10-02, the DIA authorized its CEO to undertake certain due diligence activities included in Resolution 2024-10-02; and

WHEREAS, via Resolution 2024-10-02, the DIA instructed its CEO to provide at its November Board meeting a funding source(s) for the procurement of due diligence services described in Resolution 2024-10-02,

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 instructs its Chief Executive Officer to utilize the below funding source(s) for the procurement of services, in an amount of up to \$50,000.

Source:	Amount
Northbank Professional Services	(\$50,000)

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

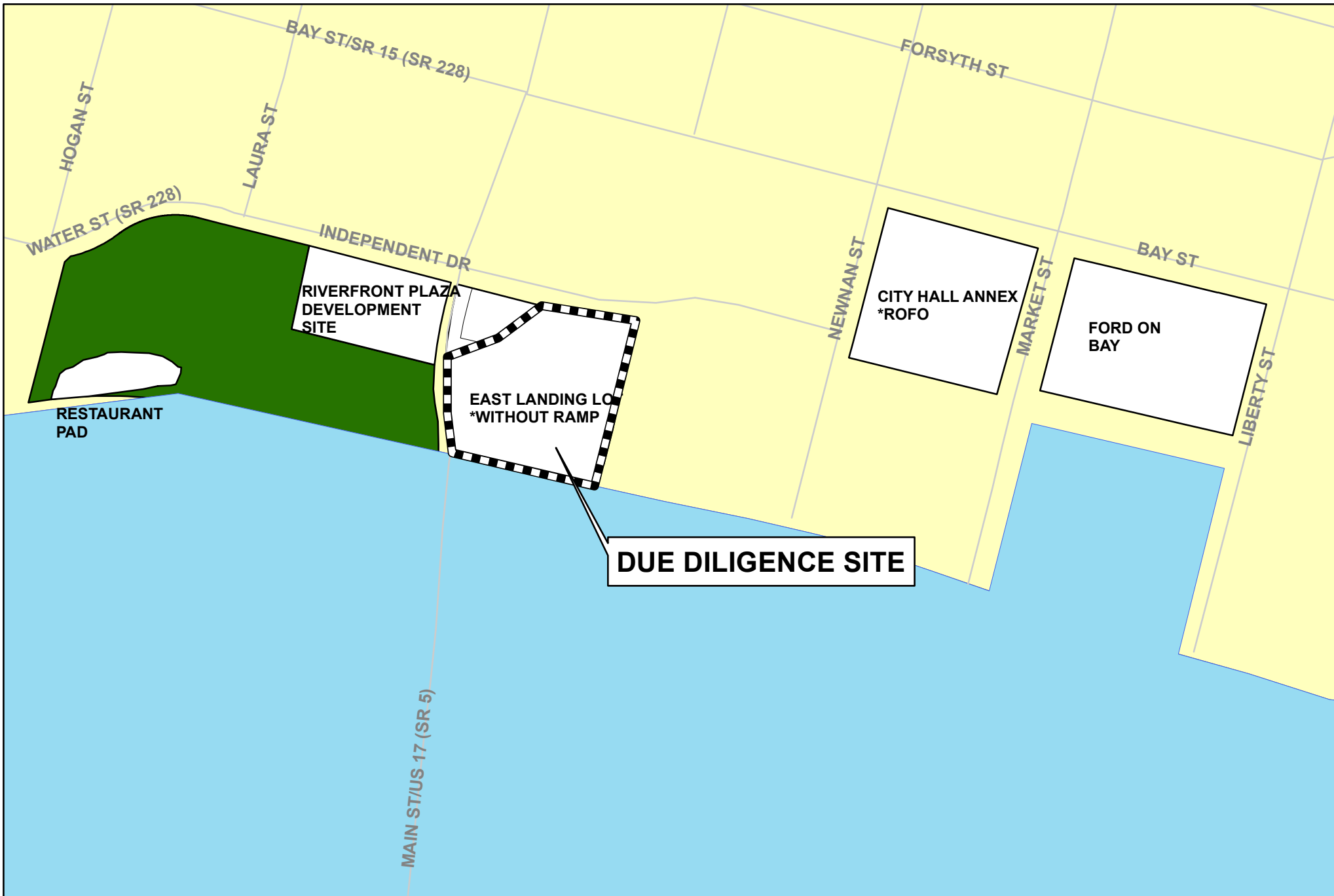
DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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



RESOLUTION 2024-11-05
EXHIBIT A



RESOLUTION 2024-11-05
EXHIBIT B

The following Due Diligence Services will be procured through competitive solicitation. The services may be procured through a single solicitation for all services, or through multiple solicitations for discrete services. Additional services as may be recommended by the Office of General Council, the Department of Public Works, JEA or the Florida Department of Transportation may be included, provided that the services are consistent with and in furtherance of the intent of Resolution 2024-11-04.

East Landing Lot:

- I. Title Services
- II. Easement Confirmation – FDOT/Main Street Bridge
- III. DIA will obtain estimates of costs for:
 - Main Street Bridge Ramp Removal: engineering and demolition (note: in 2020, costs estimated for design and demolition at \$3,200,000) – updated cost estimates
 - JEA electrical duct bank relocation: design and relocation

TAB III.I

RESOLUTION 2024-11-06 JULIETTE BALCONY

RESOLUTION 2024-11-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 225 N LAURA STREET (THE “PROPERTY” A/K/A JULIETTE BALCONY) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH JWB CAPITAL, LLC OR ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (“CRA 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, JWB Real Estate Capital, LLC, is the owner of the Property which has been awarded designation as a local historic landmark status by the City of Jacksonville through ordinance 2022-0903-E, and is a contributing structure located within the National Historic District of Downtown Jacksonville within the boundaries of the Downtown Northbank CRA; and

WHEREAS, the Developer proposes to rehabilitate the Property to provide a minimum of 5,600 square feet of leasable space as a mixed-use property within City Center, Downtown Jacksonville; and

WHEREAS, the private capital investment totaling not less than \$5,868,300 in real property and improvements will increase the county ad valorem tax base over the useful life of the assets, will add to the retail tenancy and residential dwelling options in Downtown Jacksonville; and

WHEREAS, the Strategic Implementation Committee of the Downtown Investment Authority (“DIA”) met on November 15, 2024, to consider the recommendation of DPRP Program Forgivable Loans in accordance with the program guidelines established by City Council in accordance with the terms contained in the term sheet attached hereto as Exhibit A and recommended that the DIA Board adopt Resolution 2024-11-06,

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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary actions, including the filing of legislation before the City Council,

to seek funding up to \$2,560,000 pursuant to the Downtown Preservation and Revitalization Program guidelines in accordance with the terms set forth on the term sheet attached hereto as Exhibit A.

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.

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

Patrick Krechowski, Esq., Chairman

Date

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

**Exhibit A:
DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM
TERM SHEET**

**Juliette Balcony
225 N. Laura Street, Jacksonville FL 32202**

Project: The project comprises the redevelopment of the historic building located at 225 N. Laura Street in City Center, Downtown Jacksonville utilizing funding through the Downtown Preservation and Revitalization Program (“DPRP”).

The building located at 225 N. Laura Street with RE# 073697 0000 was originally built in 1904 but underwent significant improvement in 1923 making that year of reconstruction the period judged for landmarking as a historic property in Downtown Jacksonville. The three-story building basement providing approximately 6,492 gross square feet. Upon completion of the proposed rehabilitation, the building will provide approximately 1,900 square feet of leasable commercial retail/restaurant space on the first floor and two floors to accommodate four studio apartments on each floor. Rehabilitation efforts proposed include, but are not limited to, restoring interiors to their historic condition, HVAC and ventilation replacement, plumbing and electrical code compliance work, fire sprinkler modification to meet code requirements, window waterproofing, roof repairs, restoration of storefronts to historic standards, providing for ADA accessibility as required, exterior repairs, and paint.

Developer/ Applicant / Borrower: JWB Real Estate Capital, LLC or Assigns (“Owner”)
Alex Sifakis, Manager, Principal Contact
Adam Rigel, Manager, Principal Contact

Total Development Costs (estimate): \$5,868,300
Equity (proposed): \$ 900,000 (15.3% of Underwritten TDC)

City Funding: No more than **\$2,560,000** (through the City of Jacksonville Downtown Investment Authority), as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
TOTAL	\$1,283,000	\$765,000	\$512,000	\$2,560,000

At this proposed funding level, the incentive structure and funding under the DPRP will be subject to further approvals by the Jacksonville City Council.

Work proposed must be reviewed and approved by the Planning and Development Department, Historic Preservation Section for consistency with the United States Secretary of Interior Standards and applicable design guidelines during application processing. Upon completion, work will be inspected and verified against plans as previously approved in conjunction with the request for funding under terms defined further in the Redevelopment Agreement.

As the project nears completion, legislation will be required to seek appropriation from City Council from the General Fund to fulfill the funding commitment previously approved.

Budget. The construction budget reviewed and approved by the DIA totals \$3,775,000 (the “Total Budget Amount”), which includes Construction Costs to be incurred in each of the funding categories (each, a “Funding Category”) and in the minimum amounts (each a “Funding Category Minimum”) set forth in the table below:

Funding Category	Funding Category Minimum
Interior Rehabilitation	\$ 902,700
Interior Restoration	\$ 297,500
Exterior	\$ 692,800
Code Compliance	\$ 1,013,600
General Requirements/Other	\$ 794,500
N/A ¹	\$ 74,700
Total Budget Amount:	\$ 3,775,800

¹ The category “N/A” is not required to be met as a Funding Category Minimum for reimbursement of other categories under the DPRP. For further clarity, there will be no reimbursement for expenditures categorized as “N/A” in the construction budget.

Minimum Expenditures: In order to be eligible for the maximum amount of the DPRP Loans, the Developer must provide evidence and documentation prior to the applicable DPRP Loan closing, sufficient to demonstrate to the DIA in its sole but reasonable discretion, the following:

- (i) a total equity capital contribution of at least NINE HUNDRED THOUSAND DOLLARS AND NO/100 (\$900,000.00) (the “Required Equity”);
- (ii) Total Development Costs incurred of at least FIVE MILLION EIGHT HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$5,868,300.00) which shall exclude holding costs, tangible personal property (IT, FF&E), tenant improvements beyond vanilla shell, marketing, third party costs for risk management, developer fees, and loan fees (the “Minimum Total Development Costs”);
- (iii) Minimum Eligible Construction Costs incurred of THREE MILLION SEVEN HUNDRED ONE THOUSAND ONE HUNDRED DOLLARS AND 00/100 (\$3,700,100.00), calculated as the Total Budget Amount less costs classified as “N/A” (the “Minimum Eligible Construction Costs”), and

- (iv) Construction Costs incurred of at least the Funding Category Minimum with respect to each respective Funding Category.

Notwithstanding the foregoing,

- 1) the required Minimum Total Development Costs of \$5,868,300 may be reduced by a maximum of ten percent (10%) overall, to \$5,281,470, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower's eligibility for funding under the DPRP.
- 2) the required Minimum Eligible Construction Costs of \$3,700,100 may be reduced by a maximum of ten percent (10%) overall, to \$3,330,090, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower's eligibility for funding under the DPRP.
- 3) any Funding Category Minimum may be reduced by a maximum of ten percent (10%) on a stand-alone basis, as determined by the DIA in its sole and absolute discretion; provided that, in such event, there shall be a pro rata reduction in any or each of the related DPRP Loans, as required. Eligibility for funding under any Funding Category shall be eliminated if the corresponding Funding Category Minimum is reduced by more than ten percent (10%).
- 4) Developer may not reallocate more than 25% of the proposed funding amount for any line item in the Budget to a different line item without prior approval from the DIA and such reallocation shall not modify the related Funding Category Minimum. In addition, the elimination of a line item from the Budget shall eliminate any funding associated with that line item and such funds may not be reallocated to any other line item without the prior approval from the DIA which approval may be given or withheld in DIA's sole and absolute discretion.
- 5) As the Developer may incorporate the use of Historic Tax Credits in capitalization for the Project, DIA acknowledges that a tax credit investor may enter the ownership structure in an amount up to 99.99% ownership for structural purposes without a reduction in equity contributed by the Developer. In such arrangements, an entity controlled by the Developer must remain the General Partner with a minority ownership interest if utilizing a traditional HTC structure. Otherwise, in a master lease structure, an entity controlled by the Developer must have majority ownership and controlling interest in the landlord entity. Under either structure, the Developer, or its related entity, must be the surviving entity and majority owner following exercise of the put option of the tax credit investor at the end of the five-year HTC compliance period or other exit of the tax credit investor from the ownership structure.

The DIA shall have the authority, without further action by City Council, to approve reduced DPRP Loan amounts provided the Total Development Costs incurred are not less than \$5,281,470, including Minimum Eligible Construction Costs incurred of not less than \$3,700,100.

Infrastructure: No City of Jacksonville infrastructure improvements are contemplated.

Land: No City of Jacksonville land is committed to the project.

Loans/Other Funding: Future tenants are expected to present application for funding under the FAB-REP program, although information has not yet been provided for that request.

No costs may be submitted for duplicative funding under more than one DIA incentive program. However, costs incurred by the DPRP Applicant may count towards their required contribution under the Retail Enhancement Program to the extent such costs are directly attributable to space that would be occupied by the REP Grant Applicant.

Performance Schedule:

- A) Redevelopment Agreement to be approved for filing with City Council within thirty (30) days following presentation and negotiation (As captured in the Resolution approved by the DIA Board for this DPRP funding).
- B) Redevelopment Agreement to be executed within thirty (30) days of the Bill Effective Date which shall establish the Redevelopment Agreement Effective Date (To be captured in the legislation filed with City Council for approval of this DPRP funding).
- C) Commencement of Construction: Within six (6) months following the Redevelopment Agreement Effective Date, Applicant commits to commencement of construction, meaning receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has actually broken ground to begin work.
- D) Substantial Completion: Within eighteen (18) months following Commencement of Construction as defined above.
- E) The DIA CEO will have authority to extend this Performance Schedule, in the CEO's discretion, for up to six (6) months for good cause shown by the Developer / Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Completion Date simultaneously.

Additional Commitments:

- A) The Developer commits to the development of not less than 1,750 leasable square feet in a retail/restaurant space, or other permissible uses which create taxable value for the property as may be further approved by the DIA.
- B) Applicant to provide an appraisal in support of the \$1,175,000 stated acquisition cost for review and acceptance by the DIA prior to submission to the Mayor's Budget Review Committee. The minimum supportable value "As Is" to maintain adherence with Program Guidelines is \$450,000.
- C) Recommendation as to the eligibility of the approved scope of work on the Properties by the Planning and Development Department shall be required prior to DIA Board approval of any program funding. Such recommendation by the Planning and Development Department may be conditional on further review and approvals by the State Historic Preservation Office ("SHPO") and/or the National Park Service ("NPS") as may be required.

- D) Upon completion and request for funding, all work on the Properties must be inspected by the Planning and Development Department or designee for compliance with the approved application prior to funding under any DPRP loan component.
- E) Funding under the DPRP will be secured by a stand-alone, subordinate lien position on the Property behind any senior secured, third-party lender providing construction, mini-perm, or permanent financing, as long as such subordination does not alter the DIA approved maturity date of any DPRP Loan.
- F) Each DPRP Loan will be cross defaulted with one another.
- G) Payment defaults, or other defaults that trigger legal actions against the Applicant that endanger the lien position of the City, shall also be a default on the subject facilities.
- H) As the Borrower will be utilizing a combination of HPRR Forgivable Loans, and CCR Forgivable Loans, the maturity of each Forgivable Loan will be five (5) years. Principal outstanding under each note will be forgiven at the rate of 20% annually, on the anniversary date of each such funding, so long as each Forgivable Loan is not in default per DPRP Guidelines.
- I) Standard claw back provisions will apply such that:
 - a) In the event the Borrower sells, including without limitation a capital lease transaction, or otherwise transfers the Historic Building or allows permanent alteration of improvements considered material to the historic nature of the property during the first five (5) years after the disbursement of the Forgivable Loans, the following shall be due and payable at closing of the Sale:
 - i. 100% if the Sale occurs within 12 months after disbursement of the Forgivable Loan;
 - ii. 80% if the Sale occurs after 12 months but within 24 months of disbursement of the Forgivable Loan;
 - iii. 60% if the Sale occurs after 24 months but within 36 months of disbursement of the Forgivable Loan;
 - iv. 40% if the Sale occurs after 36 months but within 48 months of disbursement of the Forgivable Loan; or
 - v. 20% if the Sale occurs after 48 months but within 60 months of disbursement of the Forgivable Loan.
 - b) Changes in the proposed intended use of the property must continue to contribute towards the relevant Redevelopment Goals and Performance Measures of the DIA and shall be presented to the DIA for further approval not less than 90 days in advance of such changes, and such approval shall not be unreasonably withheld. In the event Borrower or any lessee or assignee of the Borrower uses the Project or the Historic Property or Properties for any use not contemplated by this Agreement at any time within five years following the disbursement of the Forgivable Loan or Loan without such approval, the full amount of the amounts awarded, together with all accrued but unpaid interest thereon, may be declared by the DIA to become due and payable by the Borrower.

- J) Funding in the amount of the DPRP Deferred Principal Loan component will have a stated maturity date of ten years from the Funding Date. The loan balance is due in full upon maturity, sale, or refinancing of the property prior to maturity subject to terms of the disposition and value of the property at the time of such event.
- K) The DPRP Deferred Principal Loan component requires fixed annual interest payments equal to the total principal outstanding multiplied by the prevailing yield on the Ten-Year Treasury Note at the time of closing.
- L) Partial Principal reductions on the DPRP Deferred Principal Loan may be made after the fifth anniversary with no prepayment penalty; however, a minimum of 50% of the initial loan balance must remain outstanding through the loan maturity date unless the Property or Properties are sold or refinanced during that period, subject to DIA approval.
- M) DIA reserves the right to approve any sale, disposition of all or any portion of collateral property, or the refinance of senior debt prior to the forgiveness or repayment of any DPRP Loan.
- N) All Property, business, and income taxes must be current at the time of application and maintained in current status throughout the approval process, the term of the Redevelopment Agreement, and through the DPRP loan period.
- O) Payment defaults, bankruptcy filings, or other material defaults during the DPRP loan period will trigger the right for the City of Jacksonville to accelerate all amounts funded and outstanding under any or all programs at such time, plus a 20% penalty of any amounts amortized or prepaid prior to that date.

There will be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

SUPPLEMENTAL INFORMATION
RESOLUTION 2024-11-06 JULIETTE BALCONY STAFF REPORT

**225 N LAURA STREET
JULIETTE BALCONY
MIXED-USE HISTORIC REHABILITATION**

**Downtown Preservation and Revitalization Program
Staff Report for DIA SIC
November 15, 2024**

Applicant:	JWB Real Estate Capital
Project:	Greenleaf and Crosby Building
Program Request:	DPRP
Total Development Cost:	\$5,868,300

DPRP Recommended:

- | | |
|---|----------------------------|
| 1) Historic Preservation Restoration and Rehabilitation Forgivable Loan (HPRR) | \$ 1,283,000 |
| 2) Code Compliance Renovations Forgivable Loan (CCR) | \$ 765,000 |
| 3) DPRP Deferred Principal Loan | <u>\$ 512,000</u> |
| | <u>\$ 2,560,000</u> |

Property Description:

Located at 225 N. Laura Street, near the northeast corner of the intersection of Laura Street and Monroe Street, the three-story building was originally constructed in 1904 by prolific builder O. P. Woodcock following Jacksonville’s Great Fire of 1901. The property was significantly redeveloped by architects Marsh & Saxelbye in 1923 including the addition of its brick façade and the raising of the original two and a half story building to allow the addition of a new ground floor story as seen in the image attached. According to the landmark report prepared by the COJ Planning and Development Department, Historic Preservation Section (“HPS”) the “property has significance as one of the few remaining examples of the smaller scale mixed-use buildings constructed in Downtown Jacksonville during the second period of significant new construction following the Great Fire of May 3, 1901.”



From the July 26, 2023, approval for local landmark status by the COJ Planning and Development Department, Historic Preservation Commission, “the application was found to meet four of seven criteria including:

1. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation.
2. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.
3. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
4. Its suitability for preservation or restoration.”

The property, which received full local landmark status in ordinance 2022-903 approved by the Jacksonville City Council February 2023, has sat vacant for many years and has experienced several redevelopment plans and partial interior demolition to prepare for those redevelopment ideas. While none of those plans were fulfilled, the alterations made have left the building in a state of significant disrepair and much of the effort currently proposed will be spent towards bringing the property back to functional use.

Project Summary:

As proposed, the ground floor facing Laura Street in the FAB-REP district is slated to be designed for a 1,900 square foot restaurant space. While a tenant has not yet been identified for the ground floor space, the developer reports strong interest from established restaurateurs which would be a welcome addition to the designated food and beverage district along Laura Street.

The upper two floors are designed to be divided into two studio units and two one-bedroom, one-bath units on each floor ranging in size from 392 square feet to 585 square feet. Each of these units is proposed to be used for short term rental using Airbnb or similar platform for rentals. The inclusion of the Tourist Development Tax from these short-term rentals is integral to the business plan and analysis of the City return for this project as covered more fully below.

Renovations proposed include, but are not limited to (as summarized by the COJ Historic Preservation Section):

Interior scopes (To be added prior to the meeting of the SIC)

Exterior scopes (To be added prior to the meeting of the SIC)

The Development Team:

JWB Real Estate Capital, LLC (Developer)

JWB has been active in the acquisition and redevelopment of numerous properties in Downtown Jacksonville in recent years including the historic Porter House Mansion, the Florida Baptist Convention building, the Federal Reserve building, and the Greenleaf building which is currently under construction. They also are a partner in the development of Johnson Commons a/k/a the LaVilla townhome project and have proposed development of an innovative project in the Cathedral District that will provide cottage style rental housing in keeping with the neighborhood architecture and feel. JWB Real Estate Capital is also one of the principal investors in the Gateway projects which recently broke ground on the redevelopment of several City blocks along Pearl Street to the west of City hall known as Pearl Square.

Led by Alex Sifakis, Andy Eisman, Adam Rigel, and Gregg Cohen, the firm has demonstrated experience in both the development and redevelopment of projects, but also arranging capital and the resources necessary to start and finish projects on time.

Avant Construction, General Contractor - Alan Cottrill, CEO; Barry Underwood, VP of Project Management; Derek Cece, Director of Construction; and Gaudy Santo, Senior Project Analyst & Government Liaison. Avant has been very active in the redevelopment activities throughout Downtown Jacksonville with JWB Capital and other developers and investors including redevelopment of Hardwick's Bar which was the recipient of the Urban Land Institute 2024 Award for Excellence in the Reuse/Repurpose category.

Historic Preservations Section Considerations:

From the COJ Planning and Development Department, Historic Preservation Section:

HPS RECOMMENDATION (To be added prior to the meeting of the SIC)

DPRP Request and Structure:

To facilitate redevelopment of the property, JWB requests approval of funding under the DPRP due to a funding gap in meeting cost of construction and development. The funding gap is confirmed by analysis of pro forma cash flow, supportable debt, and return on equity investment by the developers and related investors.

Pro Forma Operations

- With gross square footage of more than 6,500 square feet, and leasable space as shown in the pro forma rent roll of approximately 5,380 square feet, the buildings efficiency ratio of 82.7% is maximized for the mixed-use, retail/restaurant/residential building.
- As reflected in the Developer's pro forma, the property provides Potential Gross Income (PGI) from the residential component of approximately \$321,200, increasing to \$383,864 by year ten using growth rate of 2% as compared to the Developer's expected growth modeled at 2.5%. This equates to approximately \$7.69 per square foot and reflects the short-term rental strategy proposed by the developer with rents proposed at \$110 nightly.
- With vacancy modeled at 30% throughout the ten-year period, Effective Gross Income from the residential component is modeled at \$224,840 in the first full year of operations, increasing to \$268,705 in year ten, again using growth of 2%.
- The pro forma retail square footage provides an estimated PGI of \$76,000 (\$40.00 psf) escalating to \$90,827 by year ten, reflecting 2% growth annually.
- Total operating expenses, also modeled at 2% growth, are estimated at approximately 39.2% of EGI throughout the ten-year pro forma provided.
- Management fee is modeled at 8.5% of Effective Gross Income.
- Net Operating Income under the assumptions outlined above is estimated to be \$136,851 in the first year of operations and increases to \$199,798 by year ten. The DIA pro forma NOI is sufficient to support debt totaling \$1,049,093 providing debt service coverage of 1.35X and Yield on Cost of 2.3%. Over ten years, NOI improves to \$989,900 providing debt service coverage of 2.0X and Yield on Cost of 5.86%.

- In total, the capital as shown including the debt as modeled and equity as proposed, including the subject DPRP funding proposed leaves a funding shortfall of approximately \$1,359,200. That shortfall may be met through any combination of additional debt, equity, or funding from Historic Tax Credits investors.

Capital Considerations

- Total development costs as presented equals \$5,868,300, or \$902.82 psf for the acquisition costs and rehabilitation of the 6,500 square foot building.
- The tax assessed value of the property in 2024 is \$330,143. According to the Duval County Tax Collector website, all property taxes are current on the property.
- Total equity proposed to be injected is \$900,000 (15.3% of TDC), as underwritten and does not include funding provided through the Historic Tax Credit program. This amount is established as the minimum required in the term sheet as proposed.
- The property acquisition price of \$1,175,000 (\$180.77 psf) has not been supported by a third-party appraisal, which receipt and review is a requirement of closing. Notably, if the valuation comes in as low as \$450,000, and equity remains unchanged at \$900,000, the remainder of the DPRP funding parameters remain unchanged.
- Senior debt on the development is projected to be \$1,049,100, or 17.9% of TDC. Modeled over 25 years at 8.5%, annual debt service is projected to equal an estimated \$101,371, providing DSC of 1.35X.
- Historic Tax Credits are not shown as a source of funding in the Sources and Uses provided by the Developer, but the project may be eligible for funding through this source to fill all or a portion of the funding shortfall estimated at \$1,359,200.

DPRP Recommended

Based upon the analysis of projected cash flows and development costs, the recommended DPRP is as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
TOTAL	\$1,283,000	\$765,000	\$512,000	\$2,560,000

The incentive structure and funding under the DPRP will be subject to further approvals by the Jacksonville City Council.

Underwriting this application established the need for financial support from the City based on the extensive redevelopment costs for the buildings, deemed important to the preservation of Jacksonville’s historic building stock and consistent with the goals of the BID and CRA plan as well as the stated purpose of the Downtown Preservation and Revitalization Program.

DPRP funding limits are partially based on equity contribution in relationship to Total Development Cost (“TDC”),

with Equity greater than 15% allowing for a maximum DPRP funding equal to 50% of TDC. Total equity proposed totaling \$900,000 (15.0% of TDC) meets the minimum requirement of 10% and allows DPRP funding up to 50% of TDC but is below the 25% equity level required to eliminate the requirement for a Deferred Principal Loan. As such the DPRP Deferred Principal Loan is established at a 20% of total DPRP funding, \$512,000 and is a must-pay obligation with interest payments established at the yield on the Ten-Year Treasury Note at the time of funding (modeled at 4.0%), and principal due at the ten-year maturity.

DPRP Modeling Parameters – 225 N Laura Street (Juliette Balcony)

Sources			DPRP Guidelines				
Federal Historic Tax Credit	\$ -	0.0%	Measurement	% of TDC		Net of Developer Fee	Project
HPRR Forgivable Loan	\$ 1,283,000	21.9%	Developer Equity	10%	Min	of TDC	15.3%
CCR Forgivable Loan	\$ 765,000	13.0%	3rd Party Loan			No min or max	17.9%
DPRP Deferred Principal Loan	\$ 512,000	8.7%	Subsidy or Tax Credit			No min or max	23.2%
Other COJ Funding		0.0%	Developer Combined	50%	Min	of TDC	56.4%
1st Position Debt	\$ 1,049,100	17.9%	DPRP				
Owner Equity	\$ 900,000	15.3%	Exterior	75%	Max	of eligible costs	
Additional Capital Needed	\$ 1,359,200	23.2%	Restoration Int	75%	Max	of eligible costs	
TOTAL SOURCES	\$ 5,868,300	100.0%	Rehabilitation Int	30%	Max	of eligible costs	
			Code Compliance	75%	Max	of eligible costs	
			Other	20%	Max	of eligible costs	
			HPRR Forgivable Loan	30%	Max	of TDC	21.9%
			CCR Forgivable Loan	30%	Max	of TDC	13.0%
			DPRP Def Prin Loan	20%	Max	of TDC	8.7%
			DPRP Def Prin Loan		Min	Must be ≥ 20% of Gap	20.0%
			Other COJ Funding				0.0%
			COJ Combined	50%	Max	of TDC	43.6%

Uses		
Purchase Price	\$ 1,175,000	20.0%
Construction Costs	\$ 3,775,800	64.3%
A&E Costs	\$ 200,000	3.4%
Soft Costs	\$ 225,000	3.8%
Developer Fee	\$ -	0.0%
Real Estate Financing Costs	\$ 252,500	4.3%
Development Overhead	\$ 240,000	4.1%
TOTAL USES	\$ 5,868,300	100.0%

As shown above, developer equity in the Juliette Balcony Building equals 15.3% of TDC, the DPRP funding is below the maximum 50% of TDC allowed by program guidelines, at 43.6%. Redevelopment of the property is proposed to be supported by a HPRR Forgivable Loan of \$1,283,000, a CCR Forgivable Loan of \$765,000, and a DPRP Deferred Principal Loan of \$512,000. Program guidelines allow for the HPRR and CCR Forgivable Loans to amortize concurrently with principal forgiven at the rate of 20% annually over a five-year period in the absence of default.

The DPRP Deferred Principal Loan is an interest only loan with the rate established at the level of the Ten-Year Treasury Note at the time of funding. For modeling purposes, a rate of 4.00% is used providing interest payments of \$20,480 to the City annually.

Project ROI:

As shown by the model below, the project ROI on the City investment is 0.53X, which exceeds program requirements of 0.50X. The calculations are based on City benefits totaling \$1,368,110, based on estimated incremental ad valorem over 20 years, \$425,634 (including 10 years of tax abatement for the estimated increase in property value resulting from the improvements), Local Option Sales Tax drawn from projected restaurant revenue and lease payments of \$147,285 (restaurant sales modeled at \$400 psf), Tourist Development Tax of \$274,330 modeled conservatively over ten years, and payroll related sales tax considerations estimated at \$4,680 (LOST and payroll considerations are both then reduced to 50% for the speculative nature per DPRP Guidelines), and the interest income (10 years) and Present Value of the repayment on the Deferred Principal Loan, \$1,077,415.

\$5.8 Million in Capital Expenditures			
Ad Valorem Taxes Generated			
County Operating Millage	✔	(1) \$	425,634
Local Option Sales Tax	✔	(2) \$	421,615
Payroll	✔	(3) \$	4,680
Add'l Benefits Provided	✔	(4) \$	516,181
Total City Expected Benefits			\$ 1,368,110
Total City Investment	✔	(5)	\$ 2,560,000
Return on Investment Ratio			0.534
(1) - The investment from the Company is estimated to be \$5.8 million in Capital Contribution for development and \$0 in taxable Tangible Personal Property			
(2) - Local Option Sales Tax is based on the revenue generated through retail sales, food and beverage, and commercial leases.			
(3) - Job estimates are calculated at # of jobs * avg. wage. Assumes 20% spent locally and a 1 percent sales tax over 20 years.			
(4) - Value of any additional contribution being made for the benefit of the city in consideration of the incentive			
Interest on the DPRP Deferred Principal Loan		\$	204,800
PV of the Repayment of the Deferred Principal Loan		\$	311,381
Total Add'l Benefits Provided		\$	516,181
(5) - City Incentives as follows:			
DPRP		\$	2,560,000
Land		\$	-
Other		\$	-
Total Direct Incentives		\$	2,560,000

Recommendation:

All requirements outlined within the HPS conditional approval or as may be established by the NPS in its conditional approval (as may be applicable) must be incorporated into the redevelopment project and inspected for adherence upon completion and prior to funding.

Final review by the DDRB and adherence to findings within its conceptual approval and others as may be set into place are concurrent requirements of this recommendation for approval.

Minimum funding requirements and other terms and conditions approval and administration of the subject facilities are captured in the Exhibit A Term Sheet.

TAB III.J

RESOLUTION 2024-11-08 HOGAN STREET KIOSKS AND EASEMENT FUNDING

RESOLUTION 2024-11-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE CREATION OF A “CRA HOGAN STREET” PROJECT IN ACCORDANCE WITH EXHIBIT ‘A’ TO THIS RESOLUTION; PROVIDING INITIAL FUNDING IN AN AMOUNT NOT TO EXCEED \$650,000; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TRANSFER FUNDING WITHIN THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA BUDGET IN ACCORDANCE WITH EXHIBIT ‘B’ TO THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is in the design phase of the Emerald Trail – Hogan Street Connector Capital Improvement Project; and

WHEREAS, the Emerald Trail – Hogan Street Connector project design, although not completed, is the product of a collaborative effort between the DIA, the City’s Public Works Department, the City’s Parks, Recreation and Community Services Department, and Groundwork Jacksonville, collectively referred to herein as the “project managers”; and

WHEREAS, the project managers have identified needs in the project vicinity that are not included within the project scope, which present opportunities to augment and improve the Emerald Trail – Hogan Street Connector project, as identified and discussed in Exhibit ‘A’; and

WHEREAS, those opportunities and improvements in Exhibit ‘A’ are outside of the Emerald Trail – Hogan Street Connector Capital Improvement Project’s scope and funding; and

WHEREAS, the DIA recognizes that the Emerald Trail – Hogan Street Connector Capital Improvement Project is critical to the continued redevelopment of Downtown, quality of life and bike/ped connectivity within Downtown’s core; and

WHEREAS, the DIA’s Business Investment Strategy Plan identifies the Hogan Street link of the Emerald Trail as a priority project for Downtown; and

WHEREAS, those improvements identified in Exhibit ‘A’ are in furtherance the BID Plan, including:

Park Once – Park Smart Project: *recommends the modernization of Downtown through the use of parking kiosks*

Hogans Street Improvements – Emerald Trail Link Project: *calls for improved access, convenience and bike/ped safety for interconnecting areas of Downtown*

Redevelopment Goal No. 3 *Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown;*

- *Understanding that Hogan Street is a designated Food and Beverage corridor*

Redevelopment Goal No. 5 *Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers and visitors;*

Redevelopment Goal No. 6 *Improve the walkability/bike-ability of Downtown and pedestrian and bicycle connectivity between Downtown and adjacent neighborhoods and the St. Johns River,*

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 creation of a CRA Hogan Street Project in accordance with Exhibit 'A'.

Section 3. The DIA authorizes an initial budget of \$650,000; and authorizes its CEO to effectuate a budget transfer of funds as follows, in a form substantially similar to Exhibit 'B':

FROM: NB Development Loans
AMOUNT: \$650,000.00

Section 4. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

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

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

TAB III.K

RESOLUTION 2024-11-09 ED BALL BUILDING RETAIL SHELL FUNDING

RESOLUTION 2024-11-09

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE CREATION OF A “CRA ED BALL BUILDING LEASABLE SPACE BUILDOUT” PROJECT IN ACCORDANCE WITH EXHIBIT ‘A’ TO THIS RESOLUTION; PROVIDING INITIAL FUNDING IN AN AMOUNT NOT TO EXCEED \$300,000; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TRANSFER FUNDING WITHIN THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA BUDGET IN ACCORDANCE WITH EXHIBIT ‘B’ TO THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is in the design phase of the Emerald Trail – Hogan Street Connector Capital Improvement Project; and

WHEREAS, the Emerald Trail – Hogan Street Connector project together with a to-be-created “CRA Hogan Street” project will result in a transformative experience for bicyclists, pedestrians as well as for those ground floor spaces contiguous to the project; and

WHEREAS, the City owns that building known as the “Ed Ball Building”, with that building have vacant, ground floor spaces fronting the Emerald Trail – Hogan Street Connector project; and

WHEREAS, the DIA desires to improve the aforementioned spaces to an extent that they are marketable for third-party activation (e.g. retail); and

WHEREAS, DIA staff estimates that improving the aforementioned spaces to marketable condition will cost approximately \$300,000; and

WHEREAS, those improvements identified in Exhibit ‘A’ are in furtherance the BID Plan, including:

Redevelopment Goal No. 3 Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown,

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 creation of a “CRA Ed Ball Building Leasable Space Buildout” project in accordance with Exhibit ‘A’.

Section 3. The DIA authorizes an initial budget of \$300,000, and authorizes its CEO to effectuate a budget transfer of funds as follows, in a form substantially similar to Exhibit 'B':

FROM: FAÇADE GRANT
AMOUNT: \$300,000.00

Section 4. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

TAB III.L

RESOLUTION 2024-11-10 PROJECTION TOWER CONSTRUCTION FUNDING

RESOLUTION 2024-11-10

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, CREATING A MUSICAL HERITAGE GARDEN PROJECTION TOWER PROJECT AS DESCRIBED IN EXHIBIT ‘A’; TRANSFERRING \$750,000 IN ACCORDANCE WITH EXHIBIT ‘B’; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, activation and programming of public space is a project within the DIA’s Business Improvement Plan; and

WHEREAS, there is a City Capital Improvement Project for that park area between the Performing Arts Center and the ST. Johns River; and

WHEREAS, as part of the abovementioned project, a light, projection and sound experience is proposed, in part, utilizing projectors; and

WHEREAS, a projector tower for housing of the projectors is not included in the City’s Capital Improvement Project; and

WHEREAS, the DIA has a contract with CD+Urban, LLC for design and engineering services; and

WHEREAS, CD+Urban, LLC, as part of their design and engineering services contract with DIA is designing and engineering the projection tower; and

WHEREAS, it is estimated that tower construction will be between \$1,250,000 and \$1,500,000; and

WHEREAS, via Resolution 2024-08-07, the DIA transferred approximately \$500,000 as initial funding for the Musical Heritage Garden Project Tower; and

WHEREAS, this resolution furthers the following Redevelopment Goals of the DIA’s BID and CRA Plans:

Redevelopment Goal No. 4 Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.

Redevelopment Goal No. 7 Capitalize on the aesthetic beauty of the St. John’s River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville,

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 funding within the Combined Northbank Community Redevelopment Area all-years budget.

Unallocated Plan Authorized Expenditures: \$750,000

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

TAB III.M

RESOLUTION 2024-11-11 PROJECTOR VAULT – FRIENDSHIP FOUNTAIN FUNDING

RESOLUTION 2024-11-11

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, ESTABLISHING A NEW CRA CAPITAL PROJECT WITHIN THE SOUTHBANK “FRIENDSHIP FOUNTAIN PROJECTION” AS DESCRIBED IN EXHIBIT ‘A’; AUTHORIZING A BUDGET TRANSFER IN ACCORDANCE WITH EXHIBIT ‘B’; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, renovation of St. Johns River Park and Friendship Fountain is underway as a City Capital Improvement Project; and

WHEREAS, complementing the renovation of St. Johns River Park and Friendship Fountain City Capital Improvement Project, is the activation of Friendship Fountain and its perimeter, which includes both a fountain light show and video projection into the fountain; and

WHEREAS, it has been determined that the video projector will be encompassed in housing to be manufactured and installed adjacent to the fountain; and

WHEREAS, the aforementioned projector and housing is outside of the scope of the City’s Capital Improvement Project; and

WHEREAS, the DIA has acquired the projector and desires to fund the manufacture and installation of the projector housing in accordance with Exhibit ‘A’; and

WHEREAS, this resolution furthers the following within the DIA’s Business Improvement Plan and Community Redevelopment Area Plan:

CRA Redevelopment Area Plan Project: *Complete Renovation of St. Johns River Park and Friendship Fountain.*

Redevelopment Goal No. 4 *Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks and attractions.*

Redevelopment Goal No. 7 *Capitalize on the aesthetic beauty of the St. John’s River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville,*

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 creation of a specific capital project for the projector and its housing and authorizes the use of up to \$470,000 for the manufacture and installation of the projector housing, together with any ancillary services or equipment as may be necessary to effectuate the purposes of this resolution, and authorizes its CEO to effectuate a budget transfer of funds as follows, in a form substantially similar to Exhibit 'B':

FROM: SB Water Activation
AMOUNT: \$40,000

FROM: Unallocated Plan Authorized Expenditure
AMOUNT: \$430,000.00

TO: Friendship Fountain Projection Project
AMOUNT: \$470,000

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

TAB III.N

RESOLUTION 2024-11-12 PLAYERS GRILLE EXTENSION

RESOLUTION 2024-11-12

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE PERFORMANCE SCHEDULE CONTAINED WITHIN THE TERM SHEET BETWEEN THE DIA (“GRANTOR”) AND PLQAYERS GROUP, LLC (“GRANTEE”), APPROVED VIA RESOLUTION 2024-05-02; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND THE PURPOSES OF RESOLUTION 2024-05-02, INCLUDING BUT NOT LIMITED TO EXECUTION OF AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E and updated pursuant to Ordinance 2022-0372; and

WHEREAS, on May 15, 2024, the DIA Board adopted Resolution 2024-05-02, approving a Retail Enhancement Grant (REP) for Grantee to establish a food and beverage business at 600 Park Street; and

WHEREAS, the Performance Schedule contained in the Term Sheet to Resolution 2024-05-02 allowed six (6) months to execute the Loan Agreement from the date of Board approval, which is Friday, November 15, 2024; and

WHEREAS, the DIA CEO has authority to extend dates found in the Performance Schedule of the Redevelopment Agreement, which does not extend to periods prior to execution of the Redevelopment Agreement; and

WHEREAS, due to circumstances beyond the applicant’s control, additional time is needed to finalize and execute the redevelopment agreement; and

WHEREAS, the DIA finds it necessary and in the best interest of the City to amend the Term Sheet approved via Resolution 2024-05-02 pursuant to Section 2 of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of 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. By this action, the DIA hereby authorizes the CEO to extend the deadline for executing the Agreements as necessary to effectuate the purposes of Resolution 2024-05-02 for a period of up to three additional months.

Section 3. The DIA hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution 2024-11-12 and Resolution 2024-05-02, including the execution of contracts, agreements and other documents.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.O
RESOLUTION 2024-11-14 BLUE SKY MODIFICATIONS

RESOLUTION 2024-11-14

A MODIFICATION AND RESTATEMENT OF RESOLUTION 2024-10-06 OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A RECAPTURE ENHANCED VALUE ("REV") GRANT NOT TO EXCEED \$2,300,000 IN CONNECTION WITH THE PROJECT; RECOMMENDING JACKSONVILLE CITY COUNCIL APPROVAL OF A TARGET INDUSTRY EMPLOYMENT GRANT OF \$750,000 AND A CITY TRAINING GRANT IN THE AMOUNT OF \$1,200,000 (AS REDUCED FROM \$1,300,000); IN THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE THE TERMS OF THE ECONOMIC DEVELOPMENT AGREEMENT AS NECESSARY FOR THE PROJECT; AUTHORIZING THE CEO TO INITIATE FILING LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO EXECUTE SUCH AGREEMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority ("DIA") is the Community Redevelopment Agency for the Southside Community Redevelopment Area; and

WHEREAS, the Downtown Investment Authority ("DIA") is authorized per section 55.108 Economic Development of the City Ordinance Code, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Southside Community Redevelopment Area; and

WHEREAS, DIA staff has worked jointly with JAX USA, and the City of Jacksonville Office of Economic Development ("OED") to negotiate terms to maintain the headquarters in Downtown Jacksonville of a firm utilizing the project name Blue Sky (the "Company") and finds that the funding proposed is necessary to effectuate the project; and

WHEREAS, Company has committed to investing not less than \$20,000,000 towards capital improvements for the relocation of its corporate headquarters to a not-yet-finalized location which shall be located within the Southside CRA boundary and create 150 permanent full-time equivalent new jobs over five years with such employment working primarily on-site in the Southbank District of Downtown Jacksonville with an average salary, exclusive of benefits, of \$118,000, and retaining 619 (reduced downward from 650) jobs from within the local area to be located and working primarily on-site in the Southbank District of Downtown Jacksonville; and

WHEREAS, to assist the Company in its office relocation, creation of new jobs, and maintaining existing jobs, the DIA Board met on October 16, 2024, and approved to forward Resolution 2024-10-06 to the Jacksonville City Council recommending approval of a REV Grant with maximum indebtedness of \$2,300,000.00, a Target Industry Employment Grant of \$750,000 and a City Training Grant in the amount of \$1,300,000; and

WHEREAS, the reduction in the number of jobs being retained from 650 to 600 requires a reduction in the City Training Grant from \$1,300,000 to \$1,200,000, based on the proposed amount of \$2,000 per job retained; and

WHEREAS, the outside date for the completion of the build out and relocation of the Company to remain eligible for City funding is pushed back from December 31, 2025, to September 30, 2026; and

WHEREAS, the REV Grant annual payments will be funded through the Southside Downtown Tax Increment Finance District for a period not to exceed fifteen years as supported by a lease of not less than twelve years with two five-year extensions; and

WHEREAS, funding for the Target Industry Employment Grant and the City Training Grant will be provided by the City of Jacksonville, subject to documentation demonstrating satisfaction of employment and training commitments; and

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

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA Board has determined that the Project is consistent with the following Community Redevelopment Area Plan Goals:

- (i) Redevelopment Goal No. 1: Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business.
- (ii) Redevelopment Goal No. 8: Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

Section 3. Authorizing the CEO of the Downtown Investment Authority to modify terms found in the Economic Development Agreement with the Company and related documents substantially in accordance with the incentives as described above and as described in more detail as further modified in the Exhibit A Term Sheet/Staff Report attached hereto.

Section 4. Authorizing the CEO to initiate legislation for approval by City Council of the Agreement and related documents authorizing the economic incentives authorized hereby.

Section 5. Authorizing the CEO of the Downtown Investment Authority to execute said agreements subject to the terms as described above.

Section 6. This Resolution, 2024-11-14, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chairman Date

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

EXHIBIT A

**RESOLUTION 2024-11-
PROJECT BLUE SKY**

TERM SHEET / STAFF REPORT

The Project

DIA staff has worked closely with JAXUSA and the COJ Office of Economic Development (“OED”) on Project Blue Sky, which is a confidential proposed project protected from full disclosure pursuant to section 288.075 Florida Statutes for a period of twelve months after the date of receipt of the confidentiality request (dated August 15, 2024), until the date specified in the Final Project Order, or until information is otherwise disclosed, whichever occurs first. This confidentiality request has been confirmed by the COJ Office of General Counsel, and accordingly only high-level information is provided in this Staff Report.

The project represents the relocation of the international headquarters of a successful, established company to an office location in the Southbank district within the Southside Community Redevelopment Area of Downtown Jacksonville. The relocation will enable the company to maintain 600 FTE jobs (reduced from 650 as originally approved) and requires commitment to the creation of 150 new FTE jobs over five years (30 jobs per calendar year beginning January 2026). To meet this requirement, employees are required to work principally on site in the Downtown Jacksonville office location or within the Southbank District of Downtown Jacksonville during their tenure of employment to count towards these goals. The required annualized average wage of jobs being maintained, and new jobs created (excluding benefits) is \$118,000.

The firm commits to expending a minimum of \$20 million in capital investment on construction and renovations at their new Downtown Jacksonville location in the Southbank district prior to September 30, 2026. They also propose to spend \$10 million on computer equipment, office furniture, etc. as part of their move to this space.

Incentives, as outlined below, are stated as playing a major role in making the decision to locate within Downtown Jacksonville after fielding requests for relocation from other municipalities.

REV Grant

Following construction and build-out of the firm’s new offices, the company will be eligible for a 75% Recaptured Enhanced Value Grant as authorized in the Public Investment Policy for a period of fifteen years with Maximum Indebtedness of \$2,300,000. The REV is supported by a lease of twelve years allowing for two five-year extensions. Should the lease extension not be executed, the term of the REV will terminate at twelve years, and any remaining balance on the Maximum Indebtedness will be forgone by the Company. The REV will be paid on the increased ad valorem at the site above a base amount being received by the City currently in proportion to the occupied square footage of the firm as compared to the total square footage of the property. These amounts will be paid through the Southside Redevelopment Trust Fund, through its expiration, and the City of Jacksonville for any periods that remain beyond that expiration. Administration of the REV Grant will be managed by the DIA Compliance Officer consistent with other DIA REV Grant process and methodology.

Target Industry Employment Grant

The firm will be eligible for a Target Industry Employment Grant in the maximum amount of \$750,000 or \$5,000 per job created meeting the salary and location requirements outlined above, with a maximum of 150 jobs over a period not to exceed five years. Funding for the Target Industry Employment Grant will be made through the City of Jacksonville and requires further approval by the Jacksonville City Council. Administration of the Target Industry Employment Grant will be managed through a Memorandum of Understanding with the COJ OED.

City Training Grant

The firm will be eligible for a City Training Grant in the maximum amount of ~~\$1,300,000~~ \$1,200,000 or \$2,000 per job retained meeting the salary and location requirements outlined above, based on maintaining ~~650~~ 600 jobs with training to occur over a two-year period and payoff of the Grant over four years. Funding for the Target Industry Employment Grant will be made through the City of Jacksonville and requires further approval by the Jacksonville City Council. Administration of the City Training Grant will be managed through a Memorandum of Understanding with the COJ OED.

Performance Schedule

1. The Company and the City have jointly established the following dates for the performance of Company's obligations under this Agreement (herein called the "Performance Schedule"):
2. Execution of a lease for the Leased Premises by no later than March 31, 2025 ("Leasehold Commencement Date").
3. Demonstrate a Capital Investment of at least \$20,000,000 in the Improvements at the Project Parcel by no later than September 30, 2026.
4. Creation of 150 New Jobs by the Company with an average minimum base salary of \$118,000 by no later than December 31, 2031, on a schedule to be agreed to by the Parties.
5. Relocation of the Company's International Headquarters to the Leased Premises by no later than September 30, 2026.
6. Substantial Completion of all Improvements related to the Project shall be by no later than September 30, 2026.
7. Completion of all Training contemplated hereof by no later than December 31, 2028 ("Training Completion Date").

There will be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

TAB III.P

RESOLUTION 2024-11-15 DISPOSITION 0 W DUVAL ST

(TO BE PROVIDED UNDER A SEPARATE COVER)

TAB IV.A
OCTOBER 16TH, 2024 DOWNTOWN INVESTMENT AUTHORITY MEETING
MINUTES APPROVAL



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, October 16th, 2024, 2:00 p.m.

Downtown Investment Authority Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; Carol Worsham; Jill Caffey; and John Hirabayashi

Mayor's Office: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 2:40 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. SEPTEMBER 18TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion to approve the meeting minutes as presented.

Motion: Board Member Worsham motioned to approve the meeting minutes.
Second: Board Member Citrano seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

B. CONSENT AGENDA

Consent Agenda Items: Resolution 2024-10-08 Pour Taproom Modification and Resolution 2024-10-10 Urban Dough Modification



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, October 16th, 2024, 2:00 p.m.

Motion: Board Member Citrano motioned to approve the consent agenda.
Second: Board Member Wohlers seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote on the consent agenda.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

RESOLUTION 2024-10-05 COMMENDING JOHN SILVEIRA’S SERVICE TO RAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) COMMENDING MR. JOHN SILVEIRA FOR HIS SERVICE TO DOWNTOWN AS THE MARKET DIRECTOR FOR THE RIVERSIDE ARTS MARKET; PROVIDING FOR AN EFFECTIVE DATE.

Board Member Fetner read the resolution into record honoring Mr. John Silveira’s contribution to the success of RAM.

Board Chair Krechowski invited Mr. John Silveira to give remarks.

Mr. John Silveira thanked everyone for the recognition and mentioned his colleges and their tremendous support, other contributing businesses and the community that makes it work. He concluded that it was his pleasure to serve and thanked everyone again.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Fetner motioned to approve the resolution.
Second: Board Member Powers seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, October 16th, 2024, 2:00 p.m.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

CEO Boyer welcomed Board Members Hirabayashi and Caffey to their first Board meeting and then mentioned that the previous meetings were a good example of the bulk of work that's done at the committee level.

Using a PowerPoint presentation, CEO Boyer provided project updates and then reviewed the following items:

- Special Committee on Downtown
- Staffing- New Property Disposition Manager and DDRB staff replacement
- Professional Services contracts
- Capital Projects update
- Development Updates
- Conversations ongoing with University of Florida

Board Member Citrano asked if it was decided that the Board would not be involved in any evaluation or consideration of a potential agreement. CEO Boyer responded that the Special Committee took no action on any Trio proposal.

ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 3:04 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB IV.B

RESOLUTION 2024-11-07 DVI - SNYDER ACTIVATION FUNDING

RESOLUTION 2024-11-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE EXPENDITURE OF UP TO \$30,000 FROM ITS FY 24-25 ADMINISTRATIVE BUDGET FOR ACTIVATION OF THE SNYDER MEMORIAL CHURCH; PROVIDING SUCH FUNDING TO DOWNTOWN VISION INC. (“DVI”) FOR PROCUREMENT OF ACTIVATION SERVICES (E.G. BANDS, ARTISTS, FIRE WATCH) AND OTHER ITEMS AS MAY BE NECESSARY FOR ACTIVATION (E.G. PORTABLE RESTROOM FACILITIES); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DIA Chief Executive Officer (“CEO”) was approached in July 2024 by the Mayor’s Administration to take steps that would be necessary for temporary activation of the Snyder Memorial Church; and

WHEREAS, the DIA staff met with the Fire Marshall, the City’s Building Official and an Historic Preservation Planner with the City’s Planning and Development Department to develop a facilities plan for temporary activation; and

WHEREAS, in July 2024, a temporary facilities plan was created that included certain requirements by the Fire Marshall and the City’s Building Official that included requirements for non-permanent building improvements, fire watch and portable restroom facilities; and

WHEREAS, via Resolution 2024-08-07, the DIA funded those building improvements identified in the abovementioned facilities plan; and

WHEREAS, at the October 2024 ArtWalk the Snyder Memorial Church was open to the public and activated with a live band; and

WHEREAS, DVI, at their expense, procured the artists, portable restroom facilities, fire watch and provided staffing necessary for the activation; and

WHEREAS, the Mayor’s Administration desires that activation of the Snyder Memorial Church continue, and in response to that desire DVI has provided a budget in the amount of \$30,000 for five (5) additional activations that correspond to the December 2024, February 2025, March 2025, April 2025 and May 2025 ArtWalks; and

WHEREAS, the DIA desires to fund the continued activation of the Snyder Memorial Church through May 2025, and has identified \$30,000 of Event Contribution funds within its FY 24-25 Administrative Budget,

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 expenditure of up to \$6,000 per Artwalk to be used for portable restroom facilities, fire watch charges, and live entertainment to be provided within the Snyder building for a not to exceed total \$30,000 of Event Contribution funding from its FY 24-25 Administrative Budget, payable to Downtown Vision Inc., in accordance with the purpose of this Resolution.

Section 3. The DIA authorizes its Chief Executive Officer to negotiate and approve a budget in an amount not to exceed \$30,000 with payments made in arrears of each event upon delivery of receipts showing paid eligible expenses.

Section 4. The DIA authorizes its Chief Executive Officer to enter into a contract with Downtown Vision, Inc. and take all necessary action to effectuate the purposes of this Resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Chair

Date

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

TAB IV.C

RESOLUTION 2024-11-13 BRAXTON GILLAM RECOGNITION

RESOLUTION 2024-11-13

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN RECOGNITION AND APPRECIATION OF BRAXTON GILLAM, ESQ., FOR HIS MANY YEARS OF SERVICE, DEDICATION AND LEADERSHIP TO THE DOWNTOWN INVESTMENT AUTHORITY AND DOWNTOWN JACKSONVILLE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Gillam was first appointed to the Downtown Investment Authority in 2017; and

WHEREAS, Mr. Gillam was twice reappointed to the Downtown Investment Authority in 2019 and 2020; and

WHEREAS, for seven years, Mr. Gillam faithfully served the Downtown Investment Authority, generously providing his time and talents to the furtherance of Downtown; and

WHEREAS, Mr. Gillam held multiple leadership positions beginning with his position as Secretary in 2019, Vice Chairperson in 2020 and Chairperson in 2021; and

WHEREAS, during Mr. Gillam’s tenure as Chairperson, several major redevelopment projects were approved under his leadership, including One Riverside and the Lofts of Cathedral; and

WHEREAS, Mr. Gillam continues to be a passionate supporter of Downtown Jacksonville and his contributions cannot be overstated,

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

Section 1. The Downtown Investment Authority expresses its sincere appreciation to and recognizes the outstanding leadership of Mr. Gillam over his seven years of service to the Downtown Investment Authority, as well as his continued dedication to the advancement of Downtown Jacksonville.

Section 2. This Resolution 2024-11-13 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Kreschowski, Esq. Chair

Date