



Revised Downtown Investment Authority Agenda

**Hybrid Virtual In-Person Meeting
Wednesday, September 15th at 2:00 p.m.**

MEMBERS:

Braxton Gillam, Esq., Chairman
Carol Worsham, Vice Chairman
Jim Citrano, Secretary
Bill Adams, Esq., Board Member

Ron Moody, Board Member
Todd Froats, Board Member
Craig Gibbs, Esq., Board Member
Oliver Barakat, Esq. Board Member

BOARD MEMBERS EXCUSED: David Ward, Esq.

- I. CALL TO ORDER**
- II. PUBLIC COMMENTS***
- III. COMMUNITY REDEVELOPMENT AGENCY**
 - A. August 18, 2021 Community Redevelopment Agency Meeting Minutes
 - B. Resolution 2021-09-01: Disposition 330 E Bay
 - C. Resolution 2021-09-02: Live DT JAX
 - D. Resolution 2021-09-03: Invest DT JAX
 - E. Resolution 2021-09-05: Rivers Edge Performance Extension
- IV. DOWNTOWN INVESTMENT AUTHORITY**
 - A. July 29, 2021 Downtown Investment Authority Board Meeting Minutes
 - B. Resolution 2021-09-04: Sponsorship Delegation Authority
 - C. Resolution 2021-09-06: Craig Gibbs Recognition and Appreciation
- CI. NEW BUSINESS**
- CII. CEO INFORMATIONAL BRIEFING**
- CIII. CHAIRMAN REPORT**
- VII. ADJOURN**

**Only individuals attending the meeting in-person will have an opportunity to provide public comments. Persons who cannot attend the meeting in-person, but who wish to submit public comments regarding any matter on the agenda for consideration at the meeting, may do so by sending their public comments via electronic mail to DIAPublicComments@coj.net prior to the start of the meeting. Public comments received prior to the meeting will not be read during the meeting but will instead be forwarded to all DIA Board members for review in advance of the meeting and will remain a part of the permanent record for the meeting itself. You are encouraged to submit public comments well in advance of the start of the meeting to provide DIA Board members with adequate time to read them in preparation for the meeting.*

[CONTINUED ON FOLLOWING PAGE]

PHYSICAL LOCATION

City Hall at St. James
117 West Duval Street
First Floor, Lynwood Roberts Room
Jacksonville, FL 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

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 Meeting

<https://zoom.us/j/94074017448?pwd=WklzbHNRRCT6cFBqL0M4YkNrMkxrQT09>

Meeting ID: 940 7401 7448

Passcode: 642945

One tap mobile

+1 (301) 715-8592 (Washington D.C)

+1 (312) 626-6799 US (Chicago)

Find your local number: <https://zoom.us/u/acIhApg5DJ>

TAB III.A

**AUGUST 18, 2021 COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES**



Downtown Investment Authority
Hybrid Meeting
Wednesday, August 18, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chairman; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq. (*non-voting; via Zoom*)(*Late In-Person Arrival*); Ron Moody; Todd Froats

DIA Board Members Excused: David Ward, Esq.

Mayor's Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Allan DeVault, Project Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; John Crescimbeni, Contract and Regulatory Compliance Manager; Jackie Mott, Financial Analyst; Wanda Crowley, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:00 p.m.

Chairman Gillam announced each DIA Board Member and DIA staff present.

Lori Boyer, CEO of DIA, clarified for Chairman Gillam that Board Member Adams would not be able to vote via Zoom due to DIA Bylaws.

II. PUBLIC COMMENTS

Chairman Gillam opened the floor to public comment.

The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

Dimitri Demopoulos

Marina; Potential Projects in Downtown Jacksonville

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. JULY 29, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Having called for corrections or other edits by his fellow board members and after receiving none, Chairman Gillam asked for a motion and second on the item.

Motion: Board Member Moody moved to approve the minutes as presented

Seconded: Board Member Barakat seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Chairman Gillam reorganized the agenda, moving Resolution 2021-08-01: Morris to the last item on the agenda.

B. RESOLUTION 2021-08-03: SRX 50 SEATS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY URGING THE CITY COUNCIL TO ADOPT A RESOLUTION IN SUPPORT OF A J-BILL TO BE CONSIDERED BY THE DUVAL DELEGATION, WHICH WOULD AMEND CHAPTER 87-471, LAWS OF FLORIDA, AS AMENDED BY CHAPTER 2011-255, 2016-248 AND 2017-213, LAWS OF FLORIDA, TO ADD SPECIAL ZONES TO JACKSONVILLE, FLORIDA, SO AS TO PROVIDE AN EXCEPTION TO §561.20(1), FLORIDA STATUTES, FOR SPACE AND SEATING REQUIREMENTS FOR LIQUOR LICENSES FOR RESTAURANTS IN THE COMBINED NORTHBANK CRA; PROVIDING AN EFFECTIVE DATE; AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to Mr. DeVault to introduce the Resolution.

Mr. DeVault provided a brief presentation of the Resolution, which urges City Council to adopt a resolution in support of a J-Bill to be considered by the Duval delegation to amend the minimum seating and space requirements for restaurants in the combined Northbank CRA.

Board Member Adams provided a summary of the Strategic Implementation Committee's discussion and support for the Resolution.

Motion: Board Member Adams moved to approve Resolution 2021-08-03, as recommended by the Strategic Implementation Committee

Chairman Gillam called for discussion.

Board Member Moody asked Mr. DeVault his thoughts on the impact this change would have. Mr. DeVault stated that he was a part of the effort to reduce this requirement ten years ago in historic 5 Points, and believes it helps support smaller businesses, especially in historic areas where there are smaller spaces.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2021-08-04: NB TID INVESTMENT POOL EARNINGS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S REQUESTING THAT CITY COUNCIL APPROPRIATE PREVIOUSLY UNAPPROPRIATED FY 20-21 INVESTMENT POOL EARNINGS TO FUTURE YEARS DEBT REDUCTION; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided an overview of the Resolution, stating that it is a board action taking all Northbank Investment Pool Earnings through the end of the fiscal year and recommending the appropriation of them to future years debt reduction.

Board Member Froats provided a summary of the Finance and Budget Committee’s discussion and support for the Resolution.

Motion: Board Member Froats moved to approve Resolution 2021-08-04, as recommended by the Finance and Budget Committee

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RESOLUTION 2021-08-06: SS TID INVESTMENT POOL EARNINGS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE SOUTHSIDE COMMUNITY RED REQUESTING THAT CITY COUNCIL APPROPRIATE PREVIOUSLY UNAPPROPRIATED FY 20-21 INVESTMENT POOL EARNINGS TO FUTURE YEARS DEBT REDUCTION; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer stated that the Resolution is identical to the previous Resolution, except that it pertains to the Southside CRA.

Board Member Froats provided a summary of the Finance and Budget Committee’s discussion and support for the Resolution.

Motion: Board Member Froats moved to approve Resolution 2021-08-06, as recommended by the Finance and Budget Committee

Chairman Gillam opened the floor for discussion.

Seeing none, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

E. RESOLUTION 2021-08-05: NB TID 20-21 BUDGET AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S ADOPTING AN FY 20-21 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to present the resolution.

CEO Boyer provided an overview of the Resolution, which recommends the moving of funds to the proper account from when they were mistakenly put in the Unallocated Planned Authorized Expenditures. Additionally, the Resolution recommends moving the leftover funds from three REV Grants, whose financial obligations have been met, over to a project entitled Banners and Banner Arm Replacement as well as Parks and Programming.

Board Member Froats provided a summary of the Finance and Budget Committee’s discussion and support for the Resolution. CEO Boyer clarified that the Resolution is necessary because Accounting will require documentation to move the misplaced funds to the proper account.

Motion: Board Member Froats moved to approve Resolution 2021-08-05, as recommended by the Finance and Budget Committee

Chairman Gillam opened the floor for discussion.

Board Member Citrano asked what kind of improvements does the Parks and Programming fund support. CEO Boyer responded that those dollars help fund programming for parks, such as providing music at events, covering park design fees, and carrying out park studies.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

F. RESOLUTION 2021-08-07: SS TID 20-21 BUDGET AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA (“CRA”) ADOPTING AN FY 20-21 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE SOUTHSIDE CRA, PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to present the Resolution.

CEO Boyer provided an overview of the Resolution, which recommends moving the leftover funds from two REV Grants and a CRP, whose financial obligations have been met, as well as funds from Unallocated Planned Authorized Expenditures, to the Rivers Edge financial obligation and Future Years Debt Reduction. CEO Boyer added that the Board will be seeing more recommendations to move excess funds into Rivers Edge because the payments are coming due.

Chairman Gillam asked why the Resolution was split into two separate Resolutions. CEO Boyer responded that they are separate to make it more convenient for the Accounting system and avoid challenges in implementation.

Board Member Froats provided a summary of the Finance and Budget Committee’s discussion and support for the Resolution.

Motion: Board Member Froats moved to approve Resolution 2021-08-07, as recommended by the Finance and Budget Committee

Chairman Gillam opened the floor for discussion.

CEO Boyer gave the total financial obligations for the CRA Improvements. Discussion occurred regarding the amounts and payment schedules.

Seeing no further discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

G. RESOLUTION 2021-08-08: SS TID 20-21 BUDGET AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA (“CRA”) ADOPTING AN FY 20-21 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE SOUTHSIDE CRA, PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to present the Resolution.

CEO Boyer stated that this Resolution transfers funds from Southside CRA Future Years Debt Reduction to the District (Rivers Edge).

Board Member Froats provided a summary of the Finance and Budget Committee’s discussion and support for the Resolution.

Motion: Board Member Froats moved to approve Resolution 2021-08-08, as recommended by the Finance and Budget Committee

Chairman Gillam opened the floor for discussion.

Seeing no discussion, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

CEO Boyer introduced Ms. Wanda Crowley, the DIA’s new Financial Analyst.

H. RESOLUTION 2021-08-09: TERMINATION OF ISP-0307-20

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE RETAIL ENHANCMENT AND PROPERTY DISPOSTION COMMITTEE’S RECOMMENDATION TO TERMINATE NEGOTIATIONS WITH SPANDREL DEVELOPMENT PARTNERS, THE HIGHEST RANKED PROPOSAL TO ISP-0307-20; REJECT ALL PROPOSALS RELATING TO ISP-0307-20; TERMINATE ISP-0307-20 (THE “NOTICE”); PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to present the Resolution.

CEO Boyer provided an overview of the Resolution, stating that it seeks to terminate the current negotiations with Spandrel. Procurement concluded that Spandrel had departed enough from the original response that it was considered a Material Departure and therefore necessitated a new Notice of Disposition. Spandrel has indicated that they are still interested in the property and could recast their bid along with others.

Board Member Barakat provided a summary of the Retail Enhancement and Property Disposition Committee’s discussion and support for the Resolution, adding that the REPD Committee will meet again in September to continue their discussion of the Disposition Terms.

Motion: Board Member Barakat moved to approve Resolution 2021-08-09, as recommended by the Retail Enhancement and Property Disposition Committee

Chairman Gillam opened the floor for discussion.

CEO Boyer confirmed that the Disposition Terms for a new RFP would be determined at a later date and laid out the timeline for the RFP. The goal is to have the terms agreed upon in September. If it falls to October, there will be a discussion about whether to let it go until January.

Chairman Gillam stated that he would like CBRE to attend a Board meeting and deliver a small report to update Board Members on what they see changing in the downtown Jacksonville market. CEO Boyer agreed and notified the Board that Willdan will be providing an update on the market feasibility study when to the Board when the presentation is ready in September.

Mr. Chisholm clarified for Board Member Worsham that the September 2nd meeting is scheduled for 3:30 p.m.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

I. RESOLUTION 2021-08-12: PORTER HOUSE MANSION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR RENOVATIONS TO THE THOMAS V. PORTER HOUSE BUILDING LOCATED AT 510 N JULIA ST (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH JWB REAL ESTATE CAPITAL (“JWB”) OR ASSIGNS (“DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE 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.

Chairman Gillam gave the floor to Mr. Kelley to present the Resolution.

Mr. Kelley provided an overview of the Resolution, which is a recommendation to City Council for approval of a DPRP Forgivable Loan for renovations to the Thomas V. Porter House Building located at 510 N Julia St. JWB is proposing retail/restaurant space and office space, as well as a restaurant in the basement of the historic property.

Board Member Adams provided a summary of the Strategic Implementation Committee’s discussion and support for the Resolution, adding that concern was voiced over the program basing the administering of funding on the usage of sell rates versus appraisal rates and what impact that might have on the viability of the fund.

Motion: Board Member Adams moved to approve Resolution 2021-08-012, as recommended by the Strategic Implementation Committee

Board Member Barakat stated that he will need to submit a Form 8B.

Board Member Barakat asked for clarification on the Historic Preservation Trust Fund and about the source of the funds for the DPRP loans. Mr. Kelley responded that the HPTF still exists for projects that are \$100,000 or less. DPRP loans are funded through the General Fund through City Council approval.

Board Member Moody stated his support.

Board Member Gibbs stated that he is in support.

Alex Sifakis, of JWB, stated for Board Member Citrano that the office space will not be for JWB offices. The offices are currently in the process of being leased with a tenant.

Board Member Worsham stated her support.

Board Member Froats asked how far off was the purchase price from the market price. Chairman Gillam responded that he believes it was a couple hundred thousand dollars off. Board Member Froats stated his support. Mr. Sifakis provided a brief overview of the current projects that JWB has collaborated with the DIA on.

Chairman Gillam asked if there was any commitment or enforcement mechanism for the retail and the basement restaurant. Mr. Kelley responded that it is reflected in the Intended Use, adding that if it is not used or activated in that way it will be a Default under the agreement. Chairman Gillam asked if it would impact the Forgivable Loans. Mr. Kelley responded that it doesn’t have a requirement for repayment, but that there is a Clawback Provision in each of the loans. Though each loan stands alone, they run concurrently. CEO Boyer added that the

space must be built as restaurant space, and that it would not be a Default if a tenant were to lease it and then leave because the restaurant space was completed and brought up to code.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

J. RESOLUTION 2021-08-01: MORRIS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING THE TERMS AND CONDITIONS, AS MORE FULLY IDENTIFIED IN EXHIBIT A, FOR THE REDEVELOPMENT OF DUVAL COUNTY TAX PARCEL NUMBER 088967 0000 (“PROPERTY”) BY FUQUA DEVELOPMENT, LLC (“DEVELOPER”), INCLUDING THE APPROVAL OF A MULTI-FAMILY RECAPTURED ENHANCED VALUE GRANT (“RESIDENTIAL REV GRANT”); APPROVAL OF A RETAIL RECAPTURED ENHANCED VALUE GRANT (“RETAIL REV GRANT”); APPROVAL OF A MIXED-USE RECAPTURED ENHANCED VALUE GRANT (“MIXED-USE REV GRANT”); APPROVAL OF A COMPLETION GRANT; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT PURSUANT TO EXHIBIT A TERMS AND CONDITIONS; RECOMMENDING THAT CITY COUNCIL APPROVE A REDEVELOPMENT AGREEMENT PURSUANT TO EXHIBIT A, TERMS AND CONDITIONS; RECOMMENDING THAT CITY COUNCIL VACATE APPROXIMATELY 0.12 ACRE OF RIGHT-OF-WAY AND 0.12 ACRE OF DRAINAGE EASEMENT (“EASEMENT”); RECOMMENDING THAT CITY COUNCIL APPROVE THE PURCHASE OF APPROXIMATELY 4.6 ACRES OF UPLAND AND SUBMERGED LANDS FOR \$6,040,680 TO FACILITATE WIDENING AND RELOCATION OF MCCOYS CREEK AND CREATION OF A NEW CITY PARK; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING BUT NOT LIMITED TO THE FILING OF LEGISLATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, OR THEIR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to present the Resolution.

CEO Boyer provided a presentation on the McCoy’s Creek Capital Improvement Project as it relates to the Morris project development proposal.

- The property is located between the river and Riverside Avenue at the Acosta Bridge ramp.
- The McCoy’s Creek project is a flood control and stream restoration project which also has a link of the Emerald Trail on it. The original capital project funded by the City was to widen the creek and create walkways on either side.
- It is possible to relocate the creek further east under the Acosta Bridge ramp which allows the creek to be wider and provides better protection against erosion. In doing that, it would make the development pad bigger.
- The development proposal shows the relocated creek with a proposed park between the creek and the railroad track. The green to the right of the railroad track is not a part of the proposal.

Mr. Kelley provided the following overview:

- The developer is requesting a REV Grant for the retail component of Phase 1, the residential component of Phase 1, and the mixed-retail and residential components in Phase 2.
- The DIA recommendation includes a REV Grant for the retail component, the multi-family residential component, and a mixed-use component shown as Phase 2 residential.
- The grocer and retail space are proposed in Phase 1, along with two residential buildings and a parking garage.
- Two mixed-use buildings are proposed for Phase 2 that include additional retail, a riverfront restaurant space, and multi-family residential.
- The development is being developed by three different development teams with the overall parcel broken down into four different parcels, including the future park location to be developed by the City.

Board Member Adams provided a summary of the Strategic Implementation Committee’s discussion and support for the Resolution, noting that riverfront retail and riverfront accessibility for the public were major points of discussion.

Board Member Froats asked for updates regarding riverfront retail. Mr. Steve Diebenow, representing Fuqua, responded with the following:

- Regarding resiliency, suggested that a conceptual grading plan is being developed that includes a significant grade change from Riverside Avenue down to the river.
- Stated that two amendments were made at the SIC meeting which are reflected in the Term Sheet.
 - 1) Adding language to page 6, subsection c., stating “This percentage is subject to minor adjustment with the approval of staff.”
 - 2) Adding language to page 8, at the end of the second to last paragraph, stating “except as provided above.”
- Suggested that the riverfront will be activated by the residential buildings that sit on the riverfront.
- Suggested that Fuqua cannot realize the true financial benefit of the project in Phase 2 until the creek is relocated which is why they are hesitant to commit to specific types of users.
- Stated that Fuqua has committed to one restaurant on the creek and one restaurant on the river.
- Suggested that a marina would be difficult and require significant infrastructure investment.
- Provided a revised conceptual site plan handout that differs from the site plan in the Term Sheet.
- Provided a handout with a summary and outline of projected costs for construction of a 3,000 sq ft restaurant.

Board Member Froats asked how the planned grocery store will impact the area with there already being a grocer in the area. Mr. Diebenow responded that there is demand for another grocer and that it will have a significant impact on helping activate the area.

Board Member Froats asked are the property taxes that are already being received considered when calculating the ROI. Mr. Kelley confirmed that they are.

Board Member Worsham noted that the site plan handout is significantly different than the site plan in CEO Boyer's presentation and asked for clarification. Mr. Diebenow responded that the handout indicates where the helipad is in relation to Zones A-D. The handout is a further refined site plan.

Board Member Worsham asked if the residential building could be swapped with the retail building labeled "Shops." Mr. Diebenow responded that it is possible but emphasized the difficulty, adding that the helipad presents the best opportunity for modification, though there are significant challenges associated with that as well.

Board Member Citrano asked whose idea it was to relocate the creek. CEO Boyer responded that the relocation of the creek predates this project. The seller of the property previously discussed the potential relocation of the creek with the City.

Board Member Citrano asked if the staff believes the creek relocation is to the benefit of the community. CEO Boyer responded that the community would benefit greatly by gaining another public park, and that Public Works prefers the relocation as well.

Board Member Citrano asked if the financial incentives are separated into three separate REV Grants. CEO Boyer responded that the developer requested to split the REV Grants by phase or type because there are three different development entities involved. The REV Grant requires that they have a certain amount of retail and restaurant in the Phase 2 portion. Phase 1 residential does not currently have a requirement in it for retail or restaurant. The requirement is for a certain amount of residential and a certain amount of capital investment. Board Member Citrano stated that the Board will need to have a larger discussion regarding riverfront activation, restaurant locations and outdoor seating. Adding that, he would prefer a riverfront restaurant in Phase 1, but is also okay with it being in Phase 2. The main concern is that the space for a riverfront restaurant is accounted for.

CEO Boyer clarified for Board Member Gibbs that the DuPont study is primarily focused on publicly owned property and how the park uses can be integrated. In response to whether riverfront restaurants will be required on private property, CEO Boyer added that a zoning requirement would not be well-received. Instead, it might be preferable to condition incentives.

Board Member Gibbs asked if there is potential for roof top restaurants. Mr. Diebenow responded that it is being considered but doesn't think it is feasible in the residential buildings. The cost is challenging.

Board Member Moody stated his support and asked what the timeframe would be for Phase 1. Mr. Diebenow responded that (the commencement date of Phase 1 is three months following receipt of building permits, but no later than March 31st, 2023*) the completion date for Phase 1 of the project in the Term Sheet is September 2025. (The Phase 2 commencement date is triggered upon DDRB approval and receipt of the building permit following the completion of the McCoy's Creek relocation with substantial completion required within 30 months following commencement*). Mr. Diebenow confirmed that they have already committed to a riverfront restaurant in Phase 2.

Board Member Barakat asked for clarification regarding the valuation of the parcels. Mr. Kelley responded that the parcels in total were valued at \$60 per sq ft, and the internal allocation of values by Fuqua is based on the economics of what can be derived from the development in one area versus another – an example being the residential area versus the mixed-use area. CEO Boyer added that the REV Grant calculation is independent from the calculation of the gap using the Operating Pro Forma.

**Added for clarification*

Board Member Barakat stated that retail comes to \$375 per sq ft per month, while residential rents are averaging between \$245 and \$265 per month and emphasized that retail is desirable. Furthermore, the community has consistently expressed a desire for retail and riverfront activation. Board Member Barakat stated his concern for the developer’s lack of interest in providing retail in Phase 1.

Board Member Adams asked what happens if Phase 2 isn’t built. Chairman Gillam responded that the developer does not receive the Phase 2 incentive package. CEO Boyer added that the REV Grants for Phase 1 and Phase 2 had to be separated so that the Phase 1 residential developer was not at risk from the actions of the Phase 2 residential developer. Board Member Adams stated that he would no longer be in support of the Resolution given this situation.

Chairman Gillam stated his appreciation for the developer’s interest in the property but also described the City’s portion of the risks associated with the project. Furthermore, he would like to eliminate the liquidated damages provision and see a requirement for a riverfront restaurant.

10-minute intermission.

Board Member Adams who was previously attending the meeting via Zoom, joined the meeting in-person.

Mr. Diebenow stated the developer believes they have satisfied the retail and riverfront activation requirements, that the city is minimizing risk by utilizing a REV Grant instead of providing funds upfront, and they are bound by a confidentiality agreement from disclosing the purchase price but ensured the price is in line with the appraisal value and consistent with other riverfront properties.

Mr. Diebenow made the following proposal:

- Fuqua will develop a 3,000 sq ft restaurant in Phase 1 at a location to be determined. Cost would be split between the DIA and Fuqua.
- The developer is at significant risk if Phase 2 doesn’t happen, and if the creek never gets relocated.
- The developer would remove the liquidated damages provision from the Term Sheet, but asks that the Board gives the Staff authority to contemplate alternative remedies to deal with the risk.
- Regarding resiliency, the Developer has a storm water and flooding solution.

Board Member Citrano went on record stating that he filed a Form 8B before the meeting.

Mr. Diebenow stated that his client would like to resolve any disagreements at the present time and opposes any delay.

Board Member Adams expressed that without additional details he would prefer to table the motion, otherwise Call the Question.

Motion: Board Member Adams made a motion to Call the Question

Second: None

Board Member Barakat asked for clarification regarding the developer’s proposal. Mr. Diebenow confirmed that his client is proposing 3,000 sq ft of retail space at the helipad or within one of the residential buildings. Board Member Barakat stated that he is not inclined to support the current Resolution.

Board Member Barakat asked for Mr. DeVault’s opinion regarding the best metric for a restaurant requirement. Mr. DeVault responded that seating would be a good metric to consider, adding that, for comparison, BB’s restaurant is 3,600 sq ft and seats 100 including outdoor seating. Mr. DeVault encouraged a requirement that the restaurant be able to serve at least 100 meals at one time and that 51 percent or more of sales come from food so that a special food service license can be obtained. Mr. DeVault passed out a handout that includes a list of recommended restaurant requirements. The list includes:

- Minimum of 2,500 sq ft in enclosed space
- Able to serve meals to 100 or more patrons at one time
- Must derive 51% or more of revenue in food sales
- Must have additional outdoor seating on the river
- Rooftop seating strongly encouraged
- Cannot block the view corridor
- Permitted in Zone A

Board Member Barakat stated that he is in support of the listed requirements and asked if the Related restaurant requirement was 2,500 sq ft indoor and 2,500 sq ft outdoor. CEO Boyer responded that it was not, the requirement was considerably smaller and would not qualify for the liquor license. Board Member Barakat added that he believes the first, second, and fourth bullets are the most important and stated his concern for the marketability of the helipad. With the option of being on the helipad, the current proposal would not have his support.

Mr. Diebenow stated he has no issue with the requirements, though he does not know where the location would be and hopes the board is willing to be flexible.

Board Member Citrano asked if the renegotiation of the liquidated damages would come back to the Board for approval. CEO Boyer said that they would be something that staff resolves through the negotiation of the redevelopment agreement, noting that Mr. Sawyer has stated he has never seen liquidated damages in a City agreement and does not think they would be permissible.

Board Member Moody stated that he believes the development is a good place for a restaurant as described in the listed terms.

Motion: Board Member Moody moved to Amend Resolution 2021-08-01 to include a requirement that the Phase 1 development include a restaurant of 2,500 to 3,500 sq ft; and comply with some of the requirements offered by Mr. DeVault; and authorize the renegotiation of the liquidated damages

Second: Board Member Gibbs seconded the motion

Motion: Board Member Worsham offered a friendly amendment to Board Member Moody’s motion, to include all the requirements offered by Mr. DeVault

Second: Board Member Moody seconded the motion

Mr. Diebenow clarified for Board Member Froats that the developer is requesting the City cover 50 percent of the cost, not to exceed a designated number. Board Member Froats responded that he would not support \$1M but would be in favor of a deal similar to the River City deal.

Board Member Barakat stated that without a specified location for the riverfront restaurant, he would not be in favor.

CEO Boyer stated that the helipad could provide up to 2,500 sq ft of enclosed space with outdoor seating. There is potential for up to 3,000 sq ft.

Chairman Gillam called for a vote.

Vote: Aye: 5 (Moody, Gibbs, Citrano, Worsham, Gillam)
Nay: 3 (Adams, Barakat, Froats)
Abstain: 0

THE MOTION PASSED 5-3-0.

Board Member Gibbs asked for clarification on what the restaurant development would cost. Referencing a handout which lays out the developer's projected total cost provided by Mr. Diebenow, CEO Boyer confirmed that a freestanding building is expected to total \$2.2M. Though, if the restaurant is located inside a building, the cost would be considerably less.

Mr. DeVault stated that he is not sure what costs would be associated with parking, but the soft costs as laid out in the handout appear to be accurate.

Motion: Board Member Gibbs moved to amend the amended Resolution to include that the City cover 50 percent of the cost up to \$2M

Second: Board Member Moody seconded the motion

Board Member Froats stated concern for resiliency and exposure regarding the helipad. CEO Boyer responded that the developer has indicated that the helipad is desirable due to its proximity to the river and it not having an adverse impact on the multi-family development design. Some of the challenges associated with the location according to Mr. Diebenow include:

- Building it up while maintaining good access to the Riverwalk
- Providing operational services service as commercial deliveries, waste management,

Board Member Froats stated his concern that Phase 2 is not completed and there is no retail space. Mr. Diebenow responded that both the developer and the City are taking on significant risk if Phase 2 is not completed.

Mr. Diebenow proposed that if the helipad does become the option, they would slide the restaurant back and reroute the Riverwalk. Adding that, the property is high and neither a coastal hazard or a flood plain.

Board Member Worsham noted the difference between the two site plans. She is in support of a mixed-use development on the river that brings activation but is hesitant with the little amount of site plan information available.

Board Member Citrano asked how would the DIA cover the proposed shared cost? CEO Boyer responded that it would be paid with a Completion Grant but that it would be challenging to differentiate the cost associated with the restaurant from the cost associated with the building.

Board Member Barakat voiced his concern with the lack of information.

Board Member Adams voiced his concern with the lack of information.

Board Member Moody stated that this project is similar to the River City Brewery project.

Board Member Froats stated that the seller wants to sell the property for the capital gains tax.

Mr. Diebenow proposed a cap of \$750,000 and removing the parking cost from what the City and the developer split.

Chairman Gillam stated that he would prefer the process to not be rushed. The Board agreed to a Special Meeting on September 2nd, in place of the previously scheduled REPD Workshop.

Motion: Board Member Moody offered a friendly amendment to Board Member Gibb's motion, to accept the developer's proposal of splitting the cost of the restaurant, with a cap of \$750,000. Parking will be covered solely by the developer.

Second: Board Member Gibbs seconded the motion

Chairman Gillam called for a vote.

Vote: Aye: 4 (Moody, Gibbs, Citrano, Froats)
Nay: 4 (Adams, Barakat, Worsham, Gillam)
Abstain: 0

THE MOTION DID NOT PASS 4-4-0.

Chairman Gillam called for a motion

Motion: Board Member Adams moved to defer the Resolution to a date certain

Second: Board Member Barakat seconded the motion

Chairman Gillam called for discussion.

Seeing none, Chairman Gillam called for a vote.

Vote: Aye: 5 (Froats, Worsham, Barakat, Adams, Gillam)
Nay: 3 (Citrano, Gibbs, Moody)

Abstain: 0

THE MOTION PASSED 5-3-0.

Chairman Gillam stated that the DIA portion of the meeting will be taken up at the September 2nd Special Board Meeting.

WALK-ON

RESOLUTION 2021-08-15: JACKIE MOTT RECOGNITION AND APPRECIATION

Chairman Gillam thanked Jackie Mott for her time and service to the Downtown Investment Authority as she will be retiring August 27th.

Chairman Gillam opened the floor for discussion.

Each Board Member thanked Mrs. Mott and wished her well in her future endeavors.

Chairman Gillam called for a motion.

Motion: Board Member Adams moved to approve Resolution 2021-08-15

Second: Board Member Gibbs seconded the motion

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 5:20 p.m.

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 Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

TAB III.B

RESOLUTION 2021-09-01: DISPOSITION 330 E BAY

RESOLUTION 2021-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE CONCEPTUAL FRAMEWORK FOR THE TERMS AND CONDITIONS, SCORING CRITERIA AND TIMELINE TO BE INCLUDED IN A FUTURE NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY, SUBJECT TO FURTHER REFINEMENT AND APPROVAL BY THE DIA; AUTHORIZING THE MARKETING 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 to that end has contracted with CBRE for real estate consulting and representation services, including the development of a Notice of Disposition; and

WHEREAS, to allow marketing of the Property to begin in accordance with the Timeline attached hereto as Exhibit 1, the DIA has established the conceptual framework for the terms and conditions and scoring criteria to be included in a future Notice of Disposition, attached hereto as Exhibit 2 and Exhibit 3, respectively; and

WHEREAS, DIA envisions that the property and anticipated disposition will be marketed following adoption of this Resolution with the Notice of Disposition issued in October immediately following the October Board meeting; and

WHEREAS, the terms of the disposition and scoring criteria will be adopted in final form at the October board meeting; and

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

Redevelopment Goal No. 1

Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment; and

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 approves the Timeline attached hereto as Exhibit 1

Section 3. The DIA approves the conceptual framework of the Terms attached hereto as Exhibit 2 and Scoring Criteria attached hereto as Exhibit 3 for use in marketing the anticipated disposition.

Section 4. The DIA will take up final approval of the Timeline, Terms, and Scoring Criteria at its October meeting prior to issuance of the formal Notice of Disposition.

Section 5. The DIA anticipates issuance of a 30 day Notice of Disposition regarding the Property in October in accordance with the Timeline.

Section 6. 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 7. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

W. Braxton Gillam, Esq., Chair

Date

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

RESOLUTION 2021-09-01

EXHIBIT 1

Timeline with conceptual terms and scoring approved September; final terms and scoring approved October 20 :

Marketing period pre NOD: September 15- October 21, 2021

NOTICE TIMELINE	DATE*
Issue Notice	October 22, 2021
Pre-proposal Conference	November 1, 2021
Written Questions Due	November 5, 2021
Written Answers Due	November 12, 2021
Bids Due	November 23, 2021
Oral Presentations for short listed Respondents	Week of Nov 29-Dec 3, 2021
Evaluation Committee recommendation to REPD Committee	December 7, 2021
DIA Board Meeting for Selection of Proposal	December 15, 2021
Award Posted	December 16, 2021

*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 December, 2021 Board Meeting, it will select a proposal at the earlier of a special meeting or its January 2022 regularly scheduled Board Meeting, and the Award Posted date will correspond accordingly.

RESOLUTION 2021-09-01

EXHIBIT 2

By its adoption of Resolution 2021-09-01, 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 Area 2 identified in the 2019 disposition- 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.

(There were three (3) areas included in the 2019 NOD: Area 1 (former Annex site), Area 2 (former Courthouse site) and Area 3 (submerged lands). The City has contracted for design of a public Marina to be constructed within Area 3, the submerged lands.)

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. While the preference for high residential density will be communicated to prospective developers, specific density thresholds will not be established as qualification criteria. If residential units are proposed, only market rate units should be proposed for this location.**

D. Bay Street Activation

Alt 1 [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 additional retail or restaurants on Bay Street and additional incentive consideration will be available.][CBRE recommendation]

RESOLUTION 2021-09-01

EXHIBIT 2

Alt 2 [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 and accessible by Bay Street at a minimum ratio of **percent (35%)** of its ground floor Bay Street building frontage. 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 bonus points will be awarded for additional retail or restaurants on Bay Street and additional incentive consideration will be available.

E. St. Johns River

- i) Setback. Proposals shall include 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 50 feet from the bulkhead will be required to comply with height step-backs as well as include a view corridor between Bay Street and the River.

An alternative preferred design would set back vertical construction an average of 100 feet or more from the bulkhead to create an activated public plaza. If this design alternative is chosen, 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.

- 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 **linear 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.

RESOLUTION 2021-09-01

EXHIBIT 2

- 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.
- 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.
- 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.
- 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.
- 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.

EXHIBIT 3

	Max Score		CBRE/DIA RECOMMENDATION	
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	15	20	25	
Fee Simple acquisition price	3	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	
Project Development and Design	50	45	55	
Project's ability to activate Downtown	7	8	10	
Thoughtful Mix of Uses	6		5	
Residential Density	6	6		
Retail Density, type, location			10	
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)	4	10		Combined with activation criteria.
Activation of the riverfront	5		5	
Number of marina slips available to short-term public use and commercial vendors	4			Not applicable
Incorporation of Designated City Storyline for Site and Activity Node	4	4	4	
Quality of Construction Material and Design	4	5	10	
Design for Resiliency	4	5	5	
Financial Proposal	10	10	10	
Defined source and percentage of debt and equity	5	5	5	
Financial feasibility and cash flow analysis	3	3	3	
Post-Completion Management Plan	2	2	2	
Oral Presentation	10		10	
Maximum Achievable				
Bonus Points for Retail and Restaurant above minimum	10			
Roof top/upper story dining/bar			5	
Additional setback from river beyond 50'			10	
			TOTAL	120

TAB III.C

RESOLUTION 2021-09-02: LIVE DT JAX

RESOLUTION 2021-09-02

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 LIVE DOWNTOWN JAX WEBSITE (WWW.LIVEDTJAX.COM); AUTHORIZING FUNDING IN THE AMOUNT OF TEN THOUSAND AND ZERO DOLLARS (\$10,000.00) TO BE PAID TO DOWNTOWN VISION, INC. FOR THESE WEBSITE SERVICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2019, the JAX Chamber created and the LivedtJax website to market the downtown resident lifestyle, connect prospective residents to housing opportunities; and promote downtown as a vibrant neighborhood.; and

WHEREAS, in 2020, Downtown Vision, Inc. (DVI) agreed to take over maintenance and updating of the LivedtJax website; and

WHEREAS, DVI will continue to update and maintain the LIVE Downtown JAX website throughout the year, ensuring all website content, plugins, etc. remain up-to-date; and

WHEREAS, DIA recognizes that the LivedtJax website is a crucial tool in attracting future residents to Downtown and desires to continue its funding partnership with DVI; and

WHEREAS, the LivedtJax website enables visitors to:

- Browse available listings and request information directly from properties
- Search by number of bedrooms, pet-friendly options and other criteria
- Take virtual tours
- Explore our Resident Guide to learn how to live the dream in #DTJax,

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

Section 1. The DIA Board hereby authorizes the CEO to take all actions necessary to effectuate the intent of this Resolution including execution of an agreement for services or functional equivalent.

Section 2. The DIA Board hereby expressly authorizes the use of \$10,000 payable to Downtown Vision, Inc. for the updating, maintenance and hosting of the LivedtJax website.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam, Esq., Chairman

Date

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

TAB III.D

RESOLUTION 2021-09-03: INVEST DT JAX

RESOLUTION 2021-09-03

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 (WWW.INVESTDTJAX.COM); AUTHORIZING FUNDING IN THE AMOUNT OF FIFTEEN THOUSAND AND ZERO DOLLARS (\$15,000.00) TO BE PAID TO DOWNTOWN VISION, INC. FOR THESE WEBSITE SERVICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority seeks to attract investment, facilitate job creation and increase residential density through capital investment, planning, marketing, and public-private partnerships including the provision of incentives; and

WHEREAS, a tool to recruiting investors, developers and lenders to Downtown Jacksonville is an investor-focused website; and

WHEREAS, DVI will continue to update and maintain the Investdtjax website throughout the year, ensuring all website content, plugins, etc. remain up-to-date; and

WHEREAS, the Investdtjax website was created with investors and developers in mind, offering valuable resources for those interested in bringing their business Downtown, and provides for:

- comprehensive real estate database of Downtown properties available for sale or lease
- valuable statistics on Downtown's demographics, labor force and business
- updates on DIA's breadth of incentives
- detailed information on recently completed, under construction and approved projects in Downtown Jacksonville,

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

Section 1. The DIA Board hereby authorizes the CEO to take all actions necessary to effectuate the intent of this Resolution including execution of an agreement for services or functional equivalent.

Section 2. The DIA Board hereby expressly authorizes the use of \$15,000 payable to Downtown Vision, Inc. for the updating, maintenance and hosting of the Investdtjax website.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam, Esq., Chairman

Date

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

TAB III.E

RESOLUTION 2021-09-05: RIVERS EDGE PERFORMANCE EXTENSION

RESOLUTION 2021-09-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) REVISING THE PERFORMANCE SCHEDULE CONTAINED IN EXHIBIT J OF THE REDEVELOPMENT AGREEMENT (“RDA”) BETWEEN THE CITY OF JACKSONVILLE (“CITY”), DIA, ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC (“ELEMENTS”), AND THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT (“CDD”) DATED JULY 12, 2018 AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE CRA INFRASTRUCTURE IMPROVEMENTS COSTS DISBURSEMENT AGREEMENT (“DISBURSEMENT AGREEMENT”) BETWEEN THE DIA, CDD AND ELEMENTS DATED DECEMBER 22, 2020 AND THE INTERLOCAL AGREEMENT (“INTERLOCAL AGREEMENT”) AMONG THE CITY, DIA AND THE CDD DATED DECEMBER 22, 2020, TO ESTABLISH REVISED DATES FOR EXECUTION OF THE GENERAL CONTRACTS CONTEMPLATED FOR CONSTRUCTION OF THE UPLAND CRA INFRASTRUCTURE IMPROVEMENTS, FOR COMMENCEMENT OF THE UPLAND CRA INFRASTRUCTURE IMPROVEMENTS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (“CEO”) TO EXECUTE ALL NECESSARY DOCUMENTS TO EVIDENCE SUCH EXTENSION OF THE PERFORMANCE SCHEDULES WITHIN THE RDA, DISBURSEMENT AGREEMENT AND INTERLOCAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA and City Council approved the RDA, Disbursement Agreement, and Interlocal Agreement via DIA Resolution 2018-04-01 and Ordinance 2018-313, respectively; and

WHEREAS, in December 2020, the CDD closed on the bonds to fund construction of the CDD Infrastructure Improvements and CRA Infrastructure Improvements and Elements conveyed to the City the City Parcels for the Riverwalk, several waterfront parks and a marsh front park in accordance with the terms of the RDA; and

WHEREAS, the Permit Approval Date as established in paragraph (h) of the Performance Schedule (as defined in the RDA) as the date by which the CDD shall (i) have obtained all permits needed for the construction of the Project; and (ii) have signed the contract for construction of the Project with a general contractor was March 3, 2021; and

WHEREAS, in accordance with Section 3.2 of the RDA, the Permit Approval Date and Commencement of Construction milestone and other dates within the Performance Schedules can be extended by approval of the DIA Board; and

WHEREAS, on February 17, 2021, the DIA Board adopted Resolution 2021-02-04 extending certain dates in the Revised Exhibit J Performance Schedule and established a revised Permit Approval Date of March 28, 2021; and

WHEREAS, pursuant to Resolution 2021-02-04, the date by which a contract is required to be signed with a General Contractor for the Upland CRA Infrastructure Improvements is September 19, 2021; and

WHEREAS, pursuant to Resolution 2021-02-04, the date by which a commencement of construction of the Upland CRA Infrastructure Improvement must commence is October 19, 2021; and

WHEREAS, the CDD has entered into a contract for and commenced construction of the bulkhead portion of the CRA Infrastructure Improvements in accordance with the Performance Schedule; and

WHEREAS, design of the upland portion of the CRA Infrastructure is progressing on schedule; and

WHEREAS, in accordance with required procurement processes, the CDD conducted a bid process for the Upland CRA Infrastructure Improvements but only one bid was received, such bid was determined to be non-responsive and the CDD is now negotiating with four or more potential contractors for construction of the Upland CRA Infrastructure Improvements; and

WHEREAS, the delay caused by the failed procurement has necessitated a short extension of the Performance Schedule for the execution of the contract and commencement of construction for CRA Upland Infrastructure Improvements; and

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning ascribed to such terms in the RDA.

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 Revised Performance Schedule attached hereto as Exhibit A shall be substituted for the remainder of the performance milestones established in Exhibit J to the RDA and in the Disbursement Agreement and Interlocal Agreement.

Section 3. The DIA acknowledges that as of this date Elements and the CDD have satisfied the Revised Performance Schedule milestones prior hereto, as previously extended.

Section 4. This Resolution will utilize _____ days of the possible _____ day extension of the Performance Schedule authorized under Section 3.2 of the RDA yielding a net balance of _____ days available for future action of the DIA Board.

Section 5. For the purposes of calculating both the days utilized by this extension and the remaining balance resulting therefrom, only the greater number of the actual days used for the

forty (40) day extensions provided in paragraph (j) or paragraph (k) shall be used in such calculation.

Section 6. The CEO is hereby authorized to execute such contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 7. This Resolution, 2021-09-09, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

_____ W. Braxton Gillam, Esq., Chairman _____ Date

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

Exhibit A to Resolution 2021-02-04

Exhibit J Performance Schedule
Revised PERFORMANCE SCHEDULE as of
February 17, 2021 (including prior extensions)

(a) On or before the Effective Date, the Developer shall have entered into a fully executed DCSB Agreement in form and substance acceptable to the DIA and shall provide a copy thereof to the DIA. The DCSB Agreement shall provide that, in the event the Developer or CDD default under the DCSB Agreement, the DCSB Agreement at the option of the City may be collaterally assigned to the City.

(b) Within thirty (30) days from the Effective Date, the Developer shall have engaged a design, engineering and permitting team ("Design Team") and authorized that Design Team to proceed with the design and engineering plans and specifications for the Project and shall have provided the DIA with copies of the Contracts of engagements, evidence of the notice to proceed and schedule for production of the plans and specifications (the "Plans and Specifications"). Within sixty (60) days thereafter, and every thirty (30) days thereafter, the Design Team shall meet with and provide the Chief Engineer for the City (the "Chief Engineer") the Plans and Specifications produced during the prior thirty (30) days and all design and engineering of the CRA Infrastructure Improvements shall be subject to the reasonable approval of the Chief Engineer. This schedule may be reasonably modified by the Chief Engineer and the Design Team for better coordination and effectiveness of the review process.

(c) Within ninety (90) days from the Effective Date, the Developer shall have submitted the Preliminary Plat for the Project Parcel to the City;

(d) On or before October 1, 2020:

(i) Prior to December 31, 2018, the Developer shall have overseen, petitioned the City and caused the creation of the CDD pursuant to Chapter 190, Florida Statutes, for the purposes of causing the development and construction of the Project, and prior to December 31, 2020, the CDD shall have purchased the Design and Engineering Plans (as defined in the Disbursement Agreement) from the Developer; and

(ii) The Developer and/or the CDD shall have substantially completed the final design and engineering for the Project and the final plat for the Project Parcel (excluding the final design and engineering for the marina improvements, including the water taxi stop, transient boat docking facilities and kayak launch).

(e) Prior to December 31, 2020, the CDD shall have issued the CDD Bonds the proceeds of which shall be sufficient to fund the CDD Infrastructure Improvements and to satisfy reasonable capitalized interest and debt service reserves together with reasonable placement agent fees and other CDD bond industry standard issuance costs attendant to the issuance of the bonds.

(f) Prior to December 31, 2020, but after issuance of the CDD Bonds, the Closing on the

City Parcels shall have occurred in accordance with this Agreement.

(g) On or before December 31, 2020, the CDD shall have applied for all permits reasonably necessary for the commencement of construction of the Project, and the CDD shall provide to the DIA all permit documents and information required by the City under its standard permit application processes.

(h) On or before 60 days following the City Council Approval Date, or 30 days following the DIA's approval of the contract with the General Contractors for the bulkhead and parking lots respectively, whichever occurs first, (the "Permit Approval Date"):

(i) The CDD shall have obtained all permits reasonably necessary for commencement of construction of portions of the CRA Infrastructure Improvements and CDD Infrastructure Improvements; and

(ii) The CDD shall have signed contracts with General Contractors for construction of the bulkhead portion of the CRA Infrastructure Improvements and the contract for construction of the DCSB parking lot portion of the CDD Infrastructure Improvements;

(i) On or before 30 days following the Permit Approval Date, the CDD shall Commence Construction of the bulkhead portion of the CRA Infrastructure Improvements and the DCSB parking lot portion of the CDD Infrastructure Improvements (the "Initial Commencement of Construction Date") and provide written notice of the date thereof to the DIA.

(j) On or before ~~180~~ 220 days following the City Council Approval Date, or 30 days following DIA's approval of the contract with the General Contractor for the remaining CRA Infrastructure, whichever occurs first, the CDD shall have signed a contract with a General Contractor for the remaining CRA Infrastructure Improvements, including the marsh boardwalk and excluding the bulkhead (the "Upland CRA Infrastructure Improvements") and with a general contractor for the remaining CDD Infrastructure Improvements, with the exception of the marina improvements, including the water taxi stop, transient boat docking facilities and kayak launch.

(k) On or before ~~210~~ 250 days following the City Council Approval Date, the CDD shall Commence Construction of the Upland CRA Infrastructure Improvements and the remainder of the CDD Infrastructure Improvements and provide written notice of the date thereof to the DIA.

(l) The CDD shall Complete Construction of the CRA Infrastructure Improvements no later than thirty-six (36) months after the Initial Commencement of Construction Date of the CRA Infrastructure Improvements.

(m) The CDD shall Complete Construction of the CDD Infrastructure Improvements no later than forty-eight (48) months after the Initial Commencement of Construction Date of the CDD Infrastructure Improvements.

In the event of any conflict between this Performance Schedule and the Performance Schedule in the Disbursement Agreement, this Performance Schedule shall control.

TAB IV.A
JULY 29, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
MINUTES



Downtown Investment Authority
Hybrid Meeting
Thursday, July 29, 2021 – 2:46 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chairman; Jim Citrano, Secretary; Oliver Barakat; Ron Moody; Craig Gibbs, Esq.; David Ward, Esq.; Todd Froats; and Bill Adams, Esq.

DIA Board Members Excused: Carol Worsham, Vice Chair

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; John Crescimbeni, Contract and Regulatory Compliance Manager; and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: Joelle Dillard, Esq.

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 2:46 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. JUNE 16, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Seeing no comments, Chairman Gillam called for a motion.

Motion: Board Member Moody moved to approve the minutes as presented

Seconded: Board Member Gibbs seconded the motion

Seeing no comments, Chairman Moody called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0

B. RESOLUTION 2021-07-05: ALLOCATION OF DEVELOPMENT RIGHTS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO TWO HUNDRED FORTY-SIX (246) UNITS OF MULTI-

FAMILY ENTITLEMENTS WITH MOBILITY FEE CREDITS (WITH AN ESTIMATED CREDIT VALUE OF \$140,763) TO RD RIVER CITY BREWERY, LLC (“DEVELOPER”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to Mr. Parola to introduce the Resolution.

Mr. Parola provided an overview of the Resolution, stating that it is an allocation of development rights and is aligned with the Board’s previous approval of a redevelopment agreement with Related. The timing stems from the abandonment of the DRI as well as DIA’s work with the consultant to solidify the math. The Resolution allocates 246 multi-family new development units to the Related Group for redevelopment of the River City parcel and includes two clawback provisions.

Chairman Gillam called for a motion.

Motion: Board Member Froats moved to approve Resolution 2021-07-05 as presented

Seconded: Board Member Moody seconded the motion

Chairman Gillam opened the floor for discussion.

Board Member Barakat stated that he will be abstaining.

Board Member Citrano stated that he will be abstaining.

Seeing no discussion, Chairman Gillam called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 2

THE MOTION PASSED UNANIMOUSLY 6-0-2

C. RESOLUTION 2021-07-06: RON MOODY RECOGNITION AND APPRECIATION

DEFERRED.

D. RESOLUTION 2021-07-08: CHRISTMAS IN THE CATHEDRAL DISTRICT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING THE EVENT SPONSORSHIP OF 2021 CHRISTMAS IN THE CATHEDRAL; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam gave the floor to CEO Boyer to introduce the resolution.

CEO Boyer provided a brief summary of Resolution 2021-07-08, stating that it seeks to utilize \$10,000 in this year's General Fund - Administrative Events budget to sponsor the Christmas in the Cathedral.

Motion: Board Member Froats moved to approve Resolution 2021-07-08 as presented

Seconded: Board Member Gibbs seconded the motion

Chairman Gillam called for discussion.

Board Member Gibbs asked if this would effect the ice skating program. CEO Boyer responded that the ice skating program will not be possible this season.

Jake Gordon, CEO of DVI, stated that the timing did not work out this time around but they are looking to incorporate the ice skating rink into future downtown programming.

Chairman Gillam called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0

V. NEW BUSINESS

None.

VI. CEO INFORMATIONAL BRIEFING

CEO Boyer provided an update on current DIA projects.

A. Riverfront Plaza Design Award and Thematic Commonalities

CEO Boyer gave a presentation on the Riverfront Plaza Design Competition, discussing the following:

- Procurement process
- Winning design
- What happens next
- Thematic commonalities of the three finalists' proposals

Chairman Gillam opened the floor for discussion.

Board Member Gibbs asked when does the project commence. CEO Boyer responded that the award has been received and a meeting could take place as early as next week to negotiate a design contract. That should take 45-60 days and it is expected that the design will be completed within 9 months.

Board Member Adams expressed his support for the winning design.

Board Member Citrano expressed his appreciation for the competing designs.

Board Member Ward advocated for flexibility in the process and expressed his support. CEO Boyer reiterated that there is flexibility in the process and noted it has been recommended that they build the park first because it is likely it will raise the value of the development pad.

Board Member Barakat stated that he agrees with that recommendation and expressed his support for the winning design. He urged the DIA to be bold and seek an authentic experience.

CEO Boyer clarified for Board Member Froats that the design eliminates the curved roadway that bisects the site. Board Member Froats noted that the art structure can be viewed in a multitude of ways and appreciated seeing the explanation behind the development of the art structure. He expressed his support for the project.

B. DVI Legislation

CEO Boyer provided a brief summary of the pending DVI legislation which provides the DIA and the Parks department with a mechanism to work more efficiently with DVI in regard to programming and a host of other services.

C. Pending Before Council

CEO Boyer provided an update on the following:

- I. Trio**
- II. Johnson Commons**
- III. Ambassador**
- IV. Air Rights**

D. BID and CRA Update

CEO Boyer provided the following updates:

- Received approval for an extension of the Willdan market feasibility study.
- Seeking an extension of the GAI contract.
- Established a basic framework of what the design standard recommendations are going to be.
- Expect a new round of stakeholder meetings and surveys for Task 3 branding efforts.

Board Member Adams asked if the branding efforts will require further costs. CEO Boyer responded that it will not involve additional costs.

VII. CHAIRMAN REPORT

Chairman Gillam provided closing remarks and stated that he will be starting the Speakers Bureau to present DIA projects and efforts to the community and asked the Board to help him organize this initiative.

Board Member Gibbs expressed his appreciation for the video presented at the previous DIA meeting and urged the Board to show it during their community engagements.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Chairman Gillam adjourned the meeting at 3:39 p.m.

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 Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

TAB IV.B

RESOLUTION 2021-09-04: SPONSORSHIP DELEGATION AUTHORITY

RESOLUTION 2021-09-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) DELEGATING TO THE CHIEF EXECUTIVE OFFICER (“CEO”) DECISION MAKING AUTHORITY ON THE BEHALF OF THE DIA TO CONTRIBUTE TO OR SPONSOR EVENTS AND PROGRAMMING THAT ARE CONSISTENT WITH THE MISSION AND THE REDEVELOPMENT GOALS OF THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND DO NOT EXCEED \$ _____ PER EVENT OR PROGRAM; REQUIRING THE CEO TO PROVIDE MONTHLY REPORTS OF AMOUNT AND TYPE OF CONTRIBUTIONS; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the mission of the DIA is to “establish an identity for the region that capitalizes on partnerships to guide the revitalization of the core of the City of Jacksonville . . . while assuring a unified effort is strategically focused to implement action through capital investments, planning, advocacy [and] marketing” for Downtown (Business Investment and Development Plan, “BID Plan”); and

WHEREAS, the BID Plan identifies several Community Redevelopment Area Goals that the DIA expects to accomplish in support of the aforementioned mission. Specifically:

Redevelopment Goal No. 1: Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.

Redevelopment Goal No. 3: Simplify the approval process for Downtown development and improve departmental and agency coordination.

Redevelopment Goal No. 5: Establish a waterfront design framework to ensure a unique experience and sense of place; and

WHEREAS, the fiscal year budget allocates funds for the DIA to contribute to Downtown events and programming that are consistent with the mission and redevelopment goals as provided in the BID Plan; and

WHEREAS, authorizing the CEO to approve certain contributions and sponsorships of events and programming with a not-to-exceed amount of _____ without the necessity of prior DIA Board approval will improve efficient coordination between the DIA and the Downtown community and stakeholders to create unique experiences and a sense of place in an effort to revitalize Downtown.

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

Section 1. The DIA authorizes its Chief Executive Officer (“CEO”) to act on its behalf without prior DIA Board approval to contribute to or sponsor events and programming that take

place in Downtown and/or further the Business Investment and Development Plan (“BID Plan”) and do not exceed \$_____ per event or programming.

Section 2. The CEO is hereby required to provide a monthly report to the DIA Board of the amount and type of contributions and sponsorships of Downtown events or programming that have been authorized during the prior month.

Section 3. The DIA authorizes its CEO to take all necessary actions to effectuate the purpose of this Resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Braxton Gillam, Chairman

Date

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

TAB IV.C

RESOLUTION 2021-09-06: CRAIG GIBBS RECOGNITION AND APPRECIATION

RESOLUTION 2021-09-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN RECOGNITION AND APPRECIATION OF MR. CRAIG GIBBS, ESQ., FOR HIS LEADERSHIP AS CHAIRPERSON OF THE DIA DURING THE 2019-2020 TERM; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Gibbs, Esquire, was elected Chairperson of the Downtown Investment Authority in June of 2019 after serving the previous year as Vice Chair; and

WHEREAS, Mr. Gibbs, Esq. led the DIA with a calm demeanor and trusted directive during the onset of the COVID 19 pandemic, and through his leadership the DIA continued as a model for transparency and public accessibility; and

WHEREAS, as a Downtown business owner, attorney and Downtown expert, Mr. Gibbs was integral in guiding the development of the Northbank Downtown and Southside Community Redevelopment Area Plans and the Business Investment and Development Plans.

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

Section 1. The Downtown Investment Authority recognizes the leadership of Mr. Craig Gibbs, Esq. during his tenure as Chairperson during the 2019-2020 term and extends its deep appreciation for his service to Downtown.

Section 2. This Resolution 2021-09-06 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

W. Braxton Gillam, Esq., Chairman

Date

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