



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**Ed Ball Building
214 North Hogan Street
8th Floor, Board Room 851**

Tuesday, November 21, 2017 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
Jack Meeks, Vice Chairman
Oliver Barakat, Board Member
Brenna Durden, Board Member
Craig Gibbs, Board Member

Dane Grey, Board Member
Ron Moody, Board Member
Marc Padgett, Board Member
Braxton Gillam, Board Member

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| I. | CALL TO ORDER – Chairman Bailey |
| | A. Pledge of Allegiance |
| II. | COMMUNITY REDEVELOPMENT AGENCY MEETING |
| | A. October 31, 2017 Community Redevelopment Agency Meeting Minutes* |
| | B. Resolution 2017-11-01 Brooklyn Land Swap* |
| | C. Resolution 2017-11-02 Notice of Disposition for Duval County Tax Parcel 089133 0000* |
| | D. Resolution 2017-11-03 Notice of Disposition for Duval County Tax Parcel 089313 0000* |
| | E. Resolution 2017-11-04 ISP-0510 Notice of Disposition for Duval County Tax Parcel 089567 0000* |
| | F. October 31, 2017 Community Redevelopment Agency Meeting Transcript |
| III. | DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING |
| | A. October 31, 2017 Downtown Investment Authority Meeting Minutes* |
| | B. Resolution 2017-11-05 Parking Incentive Agreement (Florida Theatre)* |
| | C. October 31, 2017 Downtown Investment Authority Meeting Transcript |
| IV. | CHIEF EXECUTIVE OFFICER REPORT |
| V. | CHAIRMAN REPORT |
| VI. | DDRB BRIEFING |
| VII. | OLD BUSINESS |
| | CEO Evaluation – Oliver Barakat |
| VIII. | NEW BUSINESS |
| IX. | PUBLIC COMMENTS |
| X. | ADJOURN |

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 North Hogan Street, 8th Floor
Jacksonville, FL. 32202
Tuesday, November 21, 2017 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Oliver Barakat; Dane Grey; Brenna Durden, Esq.; Craig Gibbs, Esq.; Ron Moody; and Braxton Gillam, Esq.

Board Members Absent: Jack Meeks, Vice Chairman and Marc Padgett

Council Members: The Honorable Lori Boyer, Council District 5

Mayor's Staff: Dr. Johnny Gaffney

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, DIA Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Bailey convened the meeting at 2:05 p.m.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. APPROVAL OF OCTOBER 31, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES*

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE OCTOBER 31, 2017 CRA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2017-11-01: BROOKLYN LAND SWAP

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACCEPTING AND APPROVING THE FEE-SIMPLE CONVEYANCE OF CITY-OWNED REAL PROPERTY IDENTIFIED BY EXHIBIT ‘A’ TO THE FERBER COMPANY, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN EXHIBIT ‘B’; RECOMMENDING THAT CITY COUNCIL ADOPT LEGISLATION EFFECTUATING THE PURPOSES OF THIS RESOLUTION; INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN

CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace provided a summary regarding the project.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-11-01.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**C. RESOLUTION 2017-11-02:
NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 089133 0000* .**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF PARK STREET AND STONEWALL STREET, AND IS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089133 0000; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2017-11-02, Notice of Disposition , Duval County Tax parcel 089133 0000.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2017-11-02.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**D. RESOLUTION 2017-11-03:
NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 089313-000**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY GENERALLY LOCATED ON ELM STREET WEST OF ITS INTERSECTION WITH JACKSON STREET, AND IS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089313 0000; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola provided the Board information regarding this item and the action of the committee.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER APPROVING RESOLUTION 2017-11-03.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Council Member Boyer requested the Board to defer action on disposition until she has a chance to look at whether there was value to this as a public access location on McCoy's Creek.

The previous vote was withdrawn.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER GIBBS TO DEFER RESOLUTION 2017-11-03.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

E. RESOLUTION 2017-11-04: ISP-0510-17 NOTICE OF DISPOSITION FOR DUVAL COUNTY TAX PARCEL 089567 0000

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") APPROVING THE SALE OF THAT CITY OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 089567 0000 TO 089566 0000 TRUST, A CONTIGUOUS PROPERTY OWNER AND THE ONLY ENTITY TO SUBMIT A PROPOSAL IN RESPONSE TO ISP-0510-17 "NOTICE OF DISPOSITION/INVITATION TO PURCHASE"; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO PROVIDE CITY COUNCIL WITH 30-DAYS NOTIFICATION OF INTENT TO ACCEPT THE PROPOSAL; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola brought forth Resolution 2017-11-04. The Strategic Implementation Committee meeting voted unanimously to recommend that the DIA Board accept the proposed offer to purchase from the City Duval County Tax Parcel 089567 000 in an amount of \$16, 000.00 by an adjoining property owner, 089567 0000 Trust.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD DURDEN APPROVING RESOLUTION 2017-11-04.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

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F. PUBLIC COMMENTS

None

G. ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meetings at approximately 2:40 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.

Downtown Investment Authority Board
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Vice Chairman Meeks; Oliver Barakat; Brenna Durden, Esq.; Craig Gibbs, Esq.; Braxton Gillam Esq; Ron Moody; and Marc Padgett

Board Members Absent: Dane Grey

Council Members: None

Mayor's Staff: Dr. Johnny Gaffney

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, DIA Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Vice Chairman Meeks called the Downtown Investment Board Meeting to order at 3:07 p.m.

II. ACTION ITEMS

A. RESOLUTION 2018-02-05 UNF DOWNTOWN CAMPUS INCENTIVES

RESOLUTION 2018-02-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE CEO TO NEGOTIATE AND EXECUTE FORGIVABLE LOAN DOCUMENTS WITH UNIVERSITY OF NORTH FLORIDA (“UNF”); PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-02-05. The representatives from UNF were present. Tom Daly also answered any questions.

Shari Shuman, UNF Vice President of Administration and Finance and Dr. Marc Dawkins, UNF Dean of the Coggin College of Business were present.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2018-02-05.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

**B. RESOLUTION 2018-02-01: ALLOCATION OF DEVELOPMENT RIGHTS –
“DOGGY DAY CARE”**

RESOLUTION 2018-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING SEVEN THOUSAND AND SEVENTY-EIGHT (7,078) SQUARE FEET OF DAY CARE PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 3M RE HOLDINGS, LLC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 090439 0000; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2018-02-01. Mr. Klement provided information from the DDRB.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2018-02-01.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**C. RESOLUTION 2018-02-02 ALLOCATION OF DEVELOPMENT RIGHTS
“REAL ESTATE OFFICE”**

RESOLUTION 2018-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FIVE THOUSAND (5,000) SQUARE FEET OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 089566 0000 TRUST TO BE UTILIZED ON DUVAL COUNTY TAX PARCEL NUMBERS 089566 0000 AND 089567 0000 (COLLECTIVELY THE “PROPERTY”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-02-02. Mr. Parola answered any questions from the Board.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER PADGET APPROVING RESOLUTION 2018-02-02.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. RESOLUTION 2018-02-06 “BREWSTER PARKING FIELD”

RESOLUTION 2018-02-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROPRIATING UP TO FIFTY THOUSAND DOLLARS (\$50,000) FOR IMPROVEMENTS NECESSARY TO CREATE AN OFF-STREET PARKING AREA DEDICATED FOR THE TENANT(S) OF BREWSTER HOSPITAL; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-02-06. Guy Parola answered any questions from the Board Members. He informed the Members that Jim, from North Florida Trust was unable to attend today’s meeting.

E. APPROVAL OF THE JANUARY 10, 2018 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER APPROVING THE JANUARY 10, 2018 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

III. CHIEF EXECUTIVE OFFICER REPORT

CEO Wallace stated that it was that time of year for a Finance Committee meeting for budget preparation. Vice Chairman Meeks reminded staff that a Finance Committee meeting needs to be held before payments are made on the parking lot.

CEO Wallace noted at the last board meeting Chairman Bailey instructed him to go out and seek some help with regards to the Convention Center. Jones Lang LaSelle purchased the company Strategic Advisory Group and he is now working with the individual that did the convention center feasibility study for the DIA.

IV. DDRB BRIEFING

Jim Klement provided an update to the Board.

V. OLD BUSINESS

None

VI. NEW BUSINESS

Board Member Durden gave a brief update about the CRA's . They were able to meet with several folks who had voted in the negative on the bill, just to thank them.

VII. PUBLIC COMMENTS

Shawn Wilson, President of Blue Sky Communities commented about the affordable housing – Cathedral District.

Vice Chairman Meeks commented about the ULI TAP.

VIII. ADJOURN

There being no further business, Vice Chairman Meeks adjourned the meeting at approximately 3:52 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood- Eiland, at (904) 630-3492, or by email at karenu@coj.net.

RESOLUTION 2017-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACCEPTING AND APPROVING THE FEE-SIMPLE CONVEYANCE OF CITY-OWNED REAL PROPERTY IDENTIFIED BY EXHIBIT ‘A’ TO THE FERBER COMPANY, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN EXHIBIT ‘B’; RECOMMENDING THAT CITY COUNCIL ADOPT LEGISLATION EFFECTUATING THE PURPOSES OF THIS RESOLUTION; INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Ferber Company submitted an unsolicited proposal for City-Owned property commonly referred to as the “Jughandle” along with a portion of the May Street right-of-way, as illustrated by Exhibit ‘A’ attached hereto; and

WHEREAS, through the adoption of Resolution 2017-06-03 the DIA caused to be issued a Notice of Disposition (ISP-0213-17) in response to an unsolicited proposal by the Ferber Company; and

WHEREAS, the required 30-day notice period identified in Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code, have been met; and

WHEREAS, the DIA did not receive any proposals in response to ISP-0213-17; and

WHEREAS, the DIA desires to enter into a Redevelopment Agreement with the Ferber Company in accordance to the terms contained in Exhibit ‘B’; and

WHEREAS, Section 122.434(d), Ordinance Code, requires that DIA provide City Council a 30-day notice of its intent to accept a proposal, after which the DIA and the Mayor, may execute such contracts, and the Mayor may execute and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts; and

WHEREAS, Section 122.434(d), Ordinance Code, requires Council approval of the agreement if the sales price of the property to be disposed of is greater than \$25,000, 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 recommends that City Council adopt legislation effectuating the purpose of this resolution subject to the terms and conditions identified by Exhibit 'B.'

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purposes set forth in 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

James Bailey, Chairman

Date

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

Exhibit A is not ADA-compliant but is available upon request via the DIA contact form or a public records request. We appreciate your patience.

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit [MyJax](#) or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.

RESOLUTION 2017-11-01
EXHIBIT 'B'

SUMMARY OF TERMS AND CONDITIONS

DIA /City Responsibilities:

- Will convey that property comprised of the “jughandle” parcels a portion of May Street (see Resolution 2011-01-01, Exhibit ‘A’) in fee simple to Ferber Company; and
- Will allocate at no cost to Ferber Company up to 15,000 square feet of commercial/retail Phase I development rights from the Northwest Component Area of the Consolidated Downtown DRI; and
- Will contribute up to \$99,500.00 for the construction of the surface parking area identified in Resolution 2017-11-01 Exhibit ‘A.2’; and
- Will contribute the necessary credit acres of Water Quality Compensatory Credits from the St. Johns River Water Management District Permit No. 18269-1 for the project development and surface parking lot.

Ferber Company Responsibilities:

- Will convey to the City those non-City owned parcels that comprise the surface parking lot identified in Resolution 2017-11-01 Exhibits ‘A.1’ and ‘A.2’; and
- Will pay for and reconstruct that portion of Leila Street generally described as being north of May Street in accordance with the scope and cost estimates contained in the September 25, 2017 letter from ETM to Ferber Company, included as an attachment to the Resolution 2017-11-01 Summary Memorandum; and
- Will construct a surface parking lot on those parcels being conveyed to the City together with the City lot (see Resolution 2017-11-01 Exhibits ‘A.1’ and ‘A.2’). Will pay for those costs of construction in excess of \$99,500 in accordance with the scope and cost estimates contained in the November 7, 2017 letter from ETM to Ferber Company, included as an attachment to the Resolution 2017-11-01 Summary Memorandum; and
- Will pay for all costs associated with environmental inspection, analysis and remediation, if any, for the City properties being conveyed by the City; and
- Comply with the requirement that building(s) will be oriented along Riverside Avenue so as to maintain the building profiles along Riverside Avenue between Stonewall Street and Leila Street; noting that the project is subject to conceptual and final review and approval by the Downtown Development Review Board.

RESOLUTION 2017-11-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF PARK STREET AND STONEWALL STREET, AND IS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089133 0000; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.05 acre property identified by Duval County Tax Parcel Number 089133 0000 (“Property”); and

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

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

WHEREAS, the Property was acquired by the City in 1981 via tax deed; and

WHEREAS, due to the Property’s small size, narrow width and accessibility challenges its development is dependent on incorporation into contiguous property; and

WHEREAS, a contiguous property owner has submitted an unsolicited offer to purchase; and

WHEREAS, the adjoining property owner intends to redevelopment the Property as multi-family, in furtherance of the following Redevelopment Goal and Strategic Objective:

Redevelopment Goal No. 2

Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

Strategic Objectives

Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year; and

WHEREAS, the Strategic Implementation Committee at their November 9, 2017 meeting unanimously voted to recommend that the DIA Board accept the proposed offer to purchase; and

WHEREAS, Florida Statutes Chapter 163.380(3)(a) states that, “Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof,” 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 action to effectuate the purpose of this Resolution and the sale of the Property to the adjoining property owner, Park Street Land Trust, for the appraised value of \$17,600.00.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2017-11-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY GENERALLY LOCATED ON ELM STREET WEST OF ITS INTERSECTION WITH JACKSON STREET, AND IS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089313 0000; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.01 acre property identified by Duval County Tax Parcel Number 089313 0000 (“Property”); and

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

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

WHEREAS, the Property was acquired by the City in 1977 via tax deed; and

WHEREAS, due to the Property’s small size, narrow width and accessibility challenges its development is dependent on incorporation into contiguous property; and

WHEREAS, a contiguous property owner has submitted an unsolicited offer to purchase; and

WHEREAS, the adjoining property owner intends to redevelopment the Property as multi-family, in furtherance of the following Redevelopment Goal and Strategic Objective:

Redevelopment Goal No. 2

Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

Strategic Objectives

Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year; and

WHEREAS, the Strategic Implementation Committee at their November 9, 2017 meeting unanimously voted to recommend that the DIA Board accept the proposed offer to purchase; and

WHEREAS, Florida Statutes Chapter 163.380(3)(a) states that, “Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof,” 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 action to effectuate the purpose of this Resolution and the sale of the Property to the adjoining property owner, JAX Development, LLC, for the appraised value of \$3,200.00.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2017-11-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) APPROVING THE SALE OF THAT CITY OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 089567 0000 TO 089566 0000 TRUST, A CONTIGUOUS PROPERTY OWNER AND THE ONLY ENTITY TO SUBMIT A PROPOSAL IN RESPONSE TO ISP-0510-17 “NOTICE OF DISPOSITION/INVITATION TO PURCHASE”; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO PROVIDE CITY COUNCIL WITH 30-DAYS NOTIFICATION OF INTENT TO ACCEPT THE PROPOSAL; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.08 acre property identified by Duval County Tax Parcel Number 089567 0000 (“Property”); and

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

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

WHEREAS, the Property was acquired by the City in 2007 via tax deed; and

WHEREAS, the DIA Board adopted Resolution 2017-03-06 instructing its Chief Executive Officer to cause to be issued a Notice of Disposition for the Property; and

WHEREAS, through the City’s Procurement Office, ISP-0510-17 “Notice of Disposition/Invitation to Purchase” was issued; and

WHEREAS, ISP-0510-17 provided for a 30-day response period as required by section 122.434(b), Ordinance Code, and Florida Statutes Chapter 163.380(3)(a); and

WHEREAS, DIA received only one proposal in response to ISP-0510-17, which included an offer to purchase the Property at its appraised value of \$16,000.00; and

WHEREAS, the DIA desires to sell the Property to 089566 0000 Trust, as the sole respondent to ISP-0510-17; and

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WHEREAS, pursuant to section 122.434(d), Ordinance Code, “A notification of intention to accept a proposal for redevelopment or rehabilitation must be filed with the City Council of the City of Jacksonville not less than 30 days prior to any such acceptance, in accordance with Florida Statutes Section 163.380”, 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 sale of the Property to the contiguous property owner 089566 0000 Trust in an amount equal to the appraised value of \$16,000.00.

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to file a notification of intention to accept the proposal with the City Council of Jacksonville.

Section 4. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution, and to effectuate the sale of the Property to 089566 0000 once the required 30-day notice period pursuant to section 122.434(d), Ordinance Code, and Florida Statutes section 163.380 has been met.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2017-11-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) PROVIDING PARKING WITHIN THE YATES GARAGE FOR VOLUNTEERS OF THE FLORIDA THEATRE DURING EVENTS AT THE FLORIDA THEATRE AS A SPONSORSHIP TO THE FLORIDA THEATER; FINDING THAT THIS RESOLUTION IS CONSISTENT WITH DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER IN CONJUNCTION WITH THE PARKING OFFICIAL TO DEVELOP POLICIES AND PROCEDURES NECESSARY TO IMPLEMENT THE RECOMMENDATIONS CONTAINED WITHIN THE OFFICE OF INSPECTOR GENERAL REPORT NUMBER 2017-06-005; REQUESTING THAT CITY COUNCIL ADOPT LEGISLATION EFFECTUATING THE SPONSORSHIP; AUTHORIZING THE 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 AN EFFECTIVE DATE.

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

WHEREAS, the Office of Public Parking is within the management and operation responsibility of the DIA; and

WHEREAS, the Florida Theatre is a valuable asset within Downtown and essential to the continued revitalization of Downtown; and

WHEREAS, the use of unpaid volunteers by the Florida Theatre is essential to their operation and to promoting first-class event experiences; and

WHEREAS, prior to the incorporation of the Office of Public Parking into DIA there was an unwritten agreement with the Florida Theatre for gratis parking for their volunteers; and

WHEREAS, in order to formally memorialize the gratis parking practice, DIA adopted Resolution 2017-05-04; and

WHEREAS, the Office of General Counsel has advised DIA that to effectuate a parking sponsorship requires legislative action by the City Council; and

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WHEREAS, the Office of Inspector General in their September 15, 2017 Memorandum of Corrective Action identified three (3) recommendations for process improvement, as noted below:

1. Require the Florida Theatre establish a unique numbering and tracking system to ensure accountability of both assigned and unassigned vouchers. Further, ensure each unique numbered voucher has an expiration date and each voucher is documented and acknowledged in writing when assigned to a volunteer.
2. Establish written policies or procedures in order to ensure the Florida Theatre is collecting vouchers from volunteers (or staff as appropriate) at the end of their service (or when the voucher is no longer needed); and ensure unassigned vouchers are secured from access by Theatre personnel until assigned to volunteers or staff. These policies or procedures should provide a method for DIA or OPP staff to verify compliance with the policies or procedures.
3. Determine if the Florida Theatre should provide a list of uniquely numbered vouchers to OPP in order to allow for verification of parking during Theatre events; and

WHEREAS, this Resolution furthers BID Plan Redevelopment Goal 1, which reads, *“Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment,”* NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. In consideration of the Yates Parking Garage being identified as a preferred parking location for Florida Theater events on the Florida Theater website, individual event webpages, ticket receipts, and playbills, the DIA through the Office of Public Parking will provide no-cost parking at the Yates Parking Garage for volunteers of the Florida Theatre during events. The term will begin upon the effective date of this resolution and terminate twenty-four months from that date.

Section 2. The Chief Executive Officer, in conjunction with the City’s Parking Official, shall develop policies and procedures necessary to implement the three (3) corrective action recommendations contained within OIG Correspondence Number 2017-06-005, which are identified verbatim previously in this resolution.

Section 3. The Chief Executive Officer is hereby instructed to seek the filing of legislation on behalf of the DIA and is authorized to take all necessary action including, but not limited to, execution of contracts, agreements and documents, as well as negotiate specific terms and conditions with the Florida Theatre on behalf of the DIA in furtherance of the purpose of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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