

RESOLUTION 2014-10-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE A RECAPTURED ENHANCED REVENUE GRANT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND HALLMARK PARTNERS; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

WHEREAS, Hallmark Partners (“Hallmark”) currently owns and operates a residential apartment facility located at 220 Riverside Ave., with 294 units, 18,000 square ft. of retail space, and was the impetus for the development of Unity Plaza in downtown Jacksonville within Jacksonville’s Northbank Downtown Community Redevelopment Area.

WHEREAS, Hallmark proposes to build a second residential apartment complex located at 200 Riverside Ave. The new proposed rental apartment facility will include 223 units, and an additional 18,000 square feet of retail space. Collectively the project will result in the investment of approximately \$42.1 million for the construction of the rental apartment facility and associated improvements; and

WHEREAS, The expansion will result in the creation of 60 new permanent full-time jobs plus the creation of 500 full time construction jobs during the construction period of twenty-four (24) months; and

WHEREAS, The increased private capital investment totaling \$42.1 million in real property will increase the county ad valorem tax base over the useful life of the assets and meets the existing Public Investment Policy guidelines; and

WHEREAS, To assist Hallmark to increase the amount of residential units in Jacksonville will require financial assistance from the City of Jacksonville; and

WHEREAS, The Downtown Investment Authority (“DIA”) is authorized per section 55.308 *Economic Development* of the City Ordinance Code, pending City Council and Mayoral approvals, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, DIA is proposing a REV Grant up to 75% of the incremental increase in the county portion of ad valorem taxes generated from their proposed private capital investment of up to \$42.1 million for twenty (20) years not to exceed \$7,000,000; and

WHEREAS, The REV Grant annual payments will be funded through the Northbank Tax Increment Finance District Trust Fund; and

WHEREAS, The proposed City of Jacksonville REV Grant incentive is a material factor in assisting Hallmark to expand its residential rental capacity in Jacksonville within the North Bank of downtown.

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.

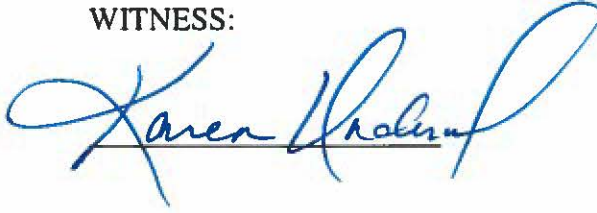
Section 2. The DIA supports and encourages DIA Staff, the City Council, and the Mayor to enter into the afore described REV Grant.

Section 3. This Resolution 2014-10-01 shall become effective upon its approval by the DIA this 22nd day of October, 2014.

Section 4. Subject to the terms as described in the Term Sheet attached as exhibit A.

Section 5. Authorizing the CEO of the Downtown Investment Authority to execute such agreements.

WITNESS:



DOWNTOWN INVESTMENT AUTHORITY



Oliver Barakat, Chairman

VOTE: In Favor: 7 Opposed: 0 Abstained: _____

FORM APPROVAL:

Office of General Counsel