



**DOWNTOWN INVESTMENT AUTHORITY  
AGENDA**

**City Hall at St. James Building  
117 W. Duval Street, Jacksonville, FL. 32202  
1<sup>st</sup> Floor, Lynwood Roberts Room  
Wednesday, May 17, 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  
Kay Harper-Williams, Board Member

<b>I.</b>	<b>CALL TO ORDER – Chairman Bailey</b>
	A. Pledge of Allegiance
<b>II.</b>	<b>COMMUNITY REDEVELOPMENT AGENCY MEETING</b>
	A. April 18, 2017 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2017-05-01: Lease Agreement for City-Owned Property*
	C. Resolution 2017-05-05: FY 2017-2018 Proposed Budget*
	D. April 18, 2017 Community Redevelopment Agency Meeting Transcript
<b>III.</b>	<b>DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING</b>
	A. Resolution 2017-05-06: DIA Administrative Budget*
	B. April 18, 2017 DIA Board Meeting Minutes*
	C. Resolution 2017-05-02: Allocation of Development Rights*
	D. Resolution 2017-05-03: Allocation of Development Rights*
	E. Resolution 2017-05-04: Parking Sponsorship Florida Theater*
	F. April 18, 2017 DIA Board Meeting Transcript
<b>IV.</b>	<b>PRESENTATIONS</b>
	A. North Florida Transportation Planning Organization
	B. Brooklyn Road Diet
<b>V.</b>	<b>CHIEF EXECUTIVE OFFICER REPORT</b>
<b>VI.</b>	<b>DDRB BRIEFING</b>
<b>VII.</b>	<b>OLD BUSINESS</b>
<b>VIII.</b>	<b>NEW BUSINESS</b>
<b>IX.</b>	<b>PUBLIC COMMENTS</b>
<b>X.</b>	<b>ADJOURN</b>

\* Indicates action item



**Downtown Investment Authority**  
**Community Redevelopment Area Board**  
**City Hall at St. James**  
**117 W. Duval Street, Lynwood Roberts Room 1<sup>st</sup> Floor**  
***Wednesday, May 17, 2017- 2:00 p.m.***

**Community Redevelopment Area Board**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Oliver Barakat; Brenna Durden; Craig Gibbs; Ron Moody; and Marc Padgett

**Board Members Absent:** Dane Grey and Kay Harper Williams

**Council President:** Lori Boyer

**Mayor's Staff:** Dr. Johnny Gaffney

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

**Office of General Counsel:** John Sawyer

**I. CALL TO ORDER – Chairman Bailey**

Chairman Bailey convened the meeting at 2:06 p.m. He asked Vice Chair Meeks to chair this meeting today.

**II. ACTION ITEMS**

CEO Wallace brought forward the North Florida Transportation Organization presentation under Item 4A.

Jeff Sheffield provided a presentation and shared what their organization does.

**A. APRIL 18, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE APRIL 18, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**B. RESOLUTION 2017-05-01: LEASE AGREEMENT FOR CITY-OWNED PROPERTY**

IN RESPONSE TO A PROPOSAL SUBMITTED BY THE NORTH FLORIDA LAND TRUST (“NFLT”) FOR LEASE OF THAT CITY-OWNED PROPERTY COMMONLY REFERRED TO AS “BREWSTER HOSPITAL”, A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE PURSUANT TO SECTION 163.380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES; PROVIDING THE CITY COUNCIL THIRTY (30) DAYS NOTICE PURSUANT TO SECTION 122.434(D), JACKSONVILLE CODE OF ORDINANCES; REQUESTING THE JACKSONVILLE CITY COUNCIL TO ENACT AN ORDINANCE APPROVING THE LEASE AGREEMENT BETWEEN THE CITY AND NFLT PURSUANT TO SECTION 122.434(D); INSTRUCTING DIA’S CEO TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE EXECUTION OF THE LEASE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER PADGETT FOR DISCUSSION OF RESOLUTION 2017-05-01.**

A friendly amendment was made to direct Mr. Wallace to negotiate a lease that provided in the second option period that is be that the rental rate be at market rate.

**A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2017-05-01 AS AMENDED.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**C. RESOLUTION 2017-05-07 DISPOSITION NOTICE FOR PARKING LOT**

IN RESPONSE TO A PROPOSAL SUBMITTED BY THE BARNETT TOWER, LLC ("DEVELOPER") FOR FEE SIMPLE SALE OF THAT CITY-OWNED PROPERTY OPERATED AS A SURFACE PARKING LOT LOCATED AT FORSYTH STREET, AND MAIN STREET, R.E. PARCEL # 073670 0000 (THE "PROPERTY"), A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING DIA'S CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A NOTICE PURSUANT TO SECTION 163.380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES; PROVIDING THE CITY COUNCIL THIRTY (30) DAYS NOTICE PURSUANT TO SECTION 122.434(D), JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING DIA'S CEO TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO

EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE EXECUTION OF THE SALE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-05-07.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**D. RESOLUTION 2017-05-05: FISCAL YEAR 2017-2018 PROPOSED BUDGET.**

RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING A FY 2017-2018 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE.

An amendment was made to allocate the remaining funds, for the \$2,045,253 in the Southside TIF to the public infrastructure improvements line item.

**A MOTION WAS MADE BY BOARD MEMBER BAILEY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-05-05 AS AMENDED.**

**THE MOSTION PASSED UNANIMOUSLY 7-0-0.**

**ADJOURNMENT**

There being no further business, Vice Chair Meeks adjourned the meeting at approximately 3:43 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](mailto:karenu@coj.net).*



**Downtown Investment Authority**  
**Board Meeting Minutes**  
**City Hall at St. James Building**  
**1<sup>st</sup> Floor; Lynwood Roberts Room**  
**Wednesday, May 17, 2017 - 3:43 p.m.**

**Downtown Investment Authority Board**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Jack Meeks, Vice /Acting Chairman; Oliver Barakat; Brenna Durden; Craig Gibbs; Ron Moody; and Marc Padgett

**Board Members Absent:** Dane Grey and Kay Harper Williams

**Council President:** Lori Boyer

**Mayor's Staff:** Dr. Johnny Gaffney

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

**Office of General Counsel:** John Sawyer

**I. CALL TO ORDER – Acting/Chairman Meeks**

Chairman Bailey convened the meeting at 3:43 p.m.

**II. ACTION ITEMS**

**A. RESOLUTION 2017-05-06: DIA ADMINISTRATIVE BUDGET.**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JACKSONVILLE APPROVE THE ATTACHED BUDGET AS PART OF THE CITY'S OVERALL BUDGET APPROVAL; PROVIDING AN EFFECTIVE DATE.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2017-05-06.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**B. APRIL 18, 2017 DIA REGULAR MEETING MINUTES**

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE APRIL 18, 2017 DIA REGULAR MEETING MINUTES.

THE MOTIONS PASSED UNANIMOUSLY 7-0-0.

**C. RESOLUTION 2017-05-04: PARKING SPONSORSHIP FLORIDA THEATRE**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) PROVIDING PARKING WITHIN THE YATES GARAGE FOR VOLUNTEERS DURING EVENTS AT THE FLORIDA THEATER AS A SPONSORSHIP TO THE FLORIDA THEATER; FINDING THAT THE PLAN THIS RESOLUTION IS CONSISTENT WITH DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); ESTABLISHING A SPONSORSHIP TERMS AND CONDITIONS; 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.

**A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS TO APPROVE RESOLUTION 2017-05-04.**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**D. RESOLUTION 2017-05-02: ALLOCATION OF DEVELOPMENT RIGHTS (DORO FIXTURES BUILDING)**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY-FOUR THOUSAND FIVE HUNDRED (44,500) SQUARE FEET OF COMMERCIAL / RETAIL AND TEN THOUSAND (10,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 102 A PHILIP RANDOLPH, LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 131134 0000, 131135 0000, 131136 0000, AND 131133 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.

Chairman Bailey, Vice Chairman Meeks, Board Member Barakat, Board Member Durden, Board Member Padgett and Board Member Moody disclosed Ex-Parte communication with Mr. Duggan.

Wyman Duggan, Roger Towers Attorney was present on behalf of the applicant.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2017-05-02.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**E. RESOLUTION 2017-05-03: ALLOCATION OF DEVELOPMENT RIGHTS (LAURA TRIO, LLC).**

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING THIRTY-THOUSAND (30,000) SQUARE FEET OF COMMERCIAL / RETAIL DEVELOPMENT RIGHTS AND FIVE THOUSAND (5,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO LAURA TRIO, LLC, A DELAWARE LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 073676 0000, WHICH IS COMMONLY REFERRED TO AS THE “LAURA STREET TRIO”; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); 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.

**A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2017-05-03.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**III. PRESENTATIONS**

Jim Klement updated the Board. The next DDRB Meeting will be held on Thursday, April 20, 2017 at 2:00 p.m. in the Ed Ball Training Room.

**IV. CHIEF EXECUTIVE OFFICER REPORT**

**A. North Florida Transportation Planning Organization**

Allan Iosue, Pond & Company presented the Brooklyn Neighborhood Road Diet Study. Cantrece Jones, Acuity Design Group, Daimie Sloboden, Michael Baker and Jason King with Dover, Kohl Partners were also in attendance.

**V. DDRB BRIEFING**

Jim Klement noted that the DDRB next meeting will be held on June 1, 2017.

**VI. OLD BUSINESS**

Board Member Barakat put together an evaluation criterion to evaluate our CEO's performance. He will be working with Rhoda Sarli, City's HR department to modify the template. He provided the document to Karen to email to the Board for completion. A rating scale was handed out to the members. He will summarize the results after all has been received and will input them with Human Resources.

CEO Wallace stated that he will be setting up a Governance Committee Meeting as it is that time of year again for election of officers.

**VII. NEW BUSINESS**

None

**VIII. PUBLIC COMMENTS**

John Nooney commented about the Shipyards and Metropolitan Park.

There being no further business, Chair Bailey adjourned the meeting at approximately 5:21 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](mailto:karenu@coj.net).*

## RESOLUTION 2017-05-01

**IN RESPONSE TO A PROPOSAL SUBMITTED BY THE NORTH FLORIDA LAND TRUST (“NFLT”) FOR LEASE OF THAT CITY-OWNED PROPERTY COMMONLY REFERRED TO AS “BREWSTER HOSPITAL”, A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING DIA’S CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A NOTICE PURSUANT TO SECTION 163.380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES; PROVIDING THE CITY COUNCIL THIRTY (30) DAYS NOTICE PURSUANT TO SECTION 122.434(D), JACKSONVILLE CODE OF ORDINANCES; REQUESTING THE JACKSONVILLE CITY COUNCIL TO ENACT AN ORDINANCE APPROVING THE LEASE AGREEMENT BETWEEN THE CITY AND NFLT PURSUANT TO SECTION 122.434(D); INSTRUCTING DIA’S CEO TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE EXECUTION OF THE LEASE AGREEMENT; 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 vacant building and real property commonly known as Brewster Hospital (the “Property”) is located within Downtown’s North Bank CRA; and

**WHEREAS**, the DIA issued ISP-61-16 Notice of Disposition/Redevelopment of City-Owned Property for Property, to which there were no respondents; and

**WHEREAS**, the North Florida Land Trust submitted a proposal to the DIA to lease the Property, the terms of which are outlined on **Exhibit A** attached hereto; and

**WHEREAS**, Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code, require a minimum 30-day notice prior to executing an agreement for the lease or sale of property within a CRA; 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 instructs its CEO to issue the required notice pursuant to Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code.

**Section 3.** The DIA instructs its CEO to provide City Council with the required notice pursuant to Section 122.434(d), Ordinance Code, and file legislation requesting the City Council to approve the lease agreement between the City and the North Florida Land Trust for the Property subject to the terms outlined on **Exhibit A** attached hereto.

**Section 4.** 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, including, but not limited to, the execution of all contracts, lease agreements and other instruments.

**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: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_

Office of General Counsel

May 4, 2017

Aundra Wallace, CEO  
Downtown Investment Authority  
City of Jacksonville  
117 W Duval St  
Jacksonville, FL 32202

Re: Unsolicited Proposal – Brewster Hospital

Dear Mr. Wallace:

The North Florida Land Trust, a not-for-profit Jacksonville based entity, is pleased to present an unsolicited proposal for the purposes of leasing the City-owned property at 915 West Monroe Street known as the Brewster Hospital site. As you may know, the Land Trust has as part of its mission the preservation of historic resources of North Florida. Clearly, the preservation of Brewster Hospital is within our mission. While we would much prefer to purchase the property, but we understand the City would rather lease and are offering to do so at this time.

Situation:

The City owns the former Brewster Hospital at the corner of Monroe and Davis streets in La Villa as well as several adjacent parcels within the block. Our understanding is that the building contains 5,688 square feet of rentable space.

The City has kept the historic brick and frame building in good shape with exterior wood rot remediation having been the most recent repair. Nonetheless, the building still lacks certain improvements such as an elevator or secure parking that would be required for office occupancy.

In addition to attracting a rent-paying tenant, the City would like to be able to display and make available to the public certain artifacts depicting the Hospital's history. After discussions with the staff, we have concluded the following:

Objectives:

City

- preserve the historic building and showcase its history
- improve the building and site to accommodate a rent paying commercial tenant using the tenant's money where possible
- generate cash from rent to support its downtown development mission
- not be involved in day to day property management or the costs associated therewith

Land Trust

- Occupy an historic building and use its occupancy to enhance the surrounding neighborhood as an urban extension of its land trust brand

**PROTECTING LAND, PRESERVING OUR FUTURE**

- Accommodate its growing office requirements while keeping its identity
- Pay less than class A market rates in keeping with its non-profit mission
- Ultimately own the building if possible

Funding of necessary improvements:

- The tenant will fund, and undertake with the City's approval, an initial capital improvement program to bring the property up to commercial standards including the installation of:
  - an elevator and any other handicap requirements;
  - an off-street parking lot;
  - fencing, lighting, and other necessary security features to protect the parking lot
  - a kitchen and small eating area for employees
  - improvements recommended by the contractor

Lease Structure:

The rent for the property will be consistent with Class B office space in a downtown fringe location.

- The North Florida Land Trust proposes to lease the space for a five-year period beginning on the date of occupancy with two options to renew for five additional years each or purchase the property if both parties agree. Neither the City nor the Land Trust pays taxes and the City self-insures the building; therefore, the Land Trust will only need to pay tenant insurance. The Land Trust will manage the building and directly pay operating expenses and minor maintenance including utilities, janitorial, systems inspections, pest control, site and landscape maintenance, and security.
- The Land Trust therefore proposes a Net Lease, as defined above, at the rate of \$12.50 per square foot.
- The City, as owner, is responsible for building and site capital improvements and replacements. Because of the historic nature of the building and its importance to the community, this would include painting, brick repointing, wood rot replacement, roof repair and all other work required to keep the building water tight and in good exterior repair
- Additionally, the Land Trust estimates that it will need \$250,000 to bring the building up to commercial standards and maintain the historic integrity of the building. As a result, the Land Trust proposes to offset that expense with free rent until the principle and accrued interest (at a market amortization rate) has been retired.
- As an acknowledgment of and the City's historic interest, the Land Trust will designate an area within the building's first floor to house an exhibit memorializing the history of Brewster Hospital. That area will be available to the Brewster and Community Nurses Association for meetings and events.

The Brewster Hospital is a wonderful community asset that has been idle for far too long. We believe that the structure we are proposing allows the City and the Land Trust to bring the unique qualities of each to bear in a way that accomplishes what neither entity could achieve on its own, matches the risks and benefits of redevelopment appropriately, and is reflective of the unique asset and situation that this property represents.

We look forward to a long and fruitful relationship with the Downtown Investment Authority and the City of Jacksonville.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'JM', is written over a horizontal line.

Jim McCarthy, President

**RESOLUTION 2017-05-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY-FOUR THOUSAND FIVE HUNDRED (44,500) SQUARE FEET OF COMMERCIAL / RETAIL AND TEN THOUSAND (10,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO 102 A PHILIP RANDOLPH, LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 131134 0000, 131135 0000, 131136 0000, AND 131133 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.**

**WHEREAS**, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

**WHEREAS**, 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 allocation of development rights furthers CRA Plan Redevelopment Goal 1, which reads: *Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment*; and

**WHEREAS**, there are sufficient, unencumbered Phase 1 development rights within the Northside East Component Area of the Consolidated Downtown DRI to accommodate the requested allocation, NOW THEREFORE

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

**Section 1.** DIA allocates forty-four thousand five hundred (44,500) square feet of Phase I commercial / retail and ten thousand (10,000) square feet of general office development rights from the Northside East Component Area of the Consolidated Downtown DRI for use on the Duval County Tax Parcels 131134 0000, 131135 0000, 131136 0000, and 131133 0000, subject to the following provisions:

- A. Should 102 A Philip Randolph, LLC, or their assign, fail to acquire a building permit within ~~18~~ 24 months from the effective date of this Resolution, this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by 102 A Philip Randolph, LLC, or their assign.
- B. Should 102 A Philip Randolph, LLC, or their assign, fail to commence construction within ~~24~~ 30 months from the effective date of this Resolution, this Resolution and the allocation of rights shall become null and void without further action. The DIA CEO may, in his sole discretion, extend this deadline by sixty days for show of good cause by 102 A Philip Randolph, LLC, or their assign.
- C. Should 102 A Philip Randolph, LLC, or their assign, fail to meet any of the deadlines identified in Paragraphs A through B, above, the development rights will revert back to the DIA without further action.
- D. Any proposed assignment by 102 A Philip Randolph, LLC, of the allocation of development rights shall be subject to the prior written approval of the Chief Executive Officer of the DIA (“CEO”), not to be unreasonably withheld, conditioned, or delayed. Any such assignee shall be an affiliate or related company of developer and shall provide documentation and other information as reasonably requested by the CEO demonstrating it has the experience and financial capability of completing the development of the Property. Such assignee must enter into an assignment and assumption agreement in form and content as reasonably approved by the DIA CEO.

**Section 2.** The DIA hereby finds that this Resolution is supported by the following Redevelopment Goal and Strategic Objectives of the CRA Plan:

A. Redevelopment Goal:

Goal 1: *Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.*

B. Strategic Objectives:

- Increase the opportunities for Downtown employment.
- Support expansion of entertainment and restaurant facilities.

**Section 3.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

James Bailey, Chairman

Date

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

FORM APPROVAL:

\_\_\_\_\_

Office of General Counsel

**RESOLUTION 2017-05-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING THIRTY-THOUSAND (30,000) SQUARE FEET OF COMMERCIAL / RETAIL DEVELOPMENT RIGHTS AND FIVE THOUSAND (5,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO LAURA TRIO, LLC, A DELAWARE LLC, TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 073676 0000, WHICH IS COMMONLY REFERRED TO AS THE “LAURA STREET TRIO”; FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); 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**, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

**WHEREAS**, 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 renovation of the Laura Street Trio is a named project within the BID Plan; and

**WHEREAS**, the allocation of development rights furthers CRA Plan Redevelopment Goal 1 and Goal 2, which read:

Redevelopment Goal 1: *Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.*

Redevelopment Goal 2: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle; and*

**WHEREAS**, there are sufficient, unencumbered Phase 1 development rights within the Northside East Component Area of the Consolidated Downtown DRI to accommodate the requested allocation; and

**WHEREAS**, combined, the three buildings comprising the Laura Street Trio contain approximately 72,000 square feet of existing general office and 10,000 square feet of existing commercial / retail that pre-date the current Consolidated Downtown DRI and the former Northside East DRI; and

**WHEREAS**, the DIA adopted Resolution 2017-02-01, which approved a term sheet for redevelopment of both the Laura Street Trio and the Barnett Building, NOW THEREFORE

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

**Section 1.** DIA allocates thirty-thousand (30,000) square feet of Phase I commercial / retail development rights and five thousand (5,000) square feet of Phase I general office development rights from the Northside East Component Area of the Consolidated Downtown DRI for use on the Duval County Tax Parcel 073676 0000, subject to the following provisions:

- A. Laura Trio, LLC, a Delaware LLC, or their assign, will provide to the DIA and the City a “Trio Performance Schedule”, the substantial completion date of which shall be consistent with the substantial completion date within a Redevelopment Agreement. Should Laura Trio, LLC, a Delaware LLC, or their assign, fail to the substantial completion date identified in the “Trio Performance Schedule”, this allocation of rights shall become null and void without further action.
- B. Any proposed assignment by Laura Trio, LLC, a Delaware LLC, of the allocation of development rights shall be subject to the prior written approval of the Chief Executive Officer of the DIA (“CEO”), not to be unreasonably withheld, conditioned, or delayed. Any such assignee shall be an affiliate or related company of developer and shall provide documentation and other information as reasonably requested by the CEO demonstrating it has the experience and financial capability of completing the development of the Property. Such assignee must enter into an assignment and assumption agreement in form and content as reasonably approved by the DIA CEO.

**Section 2.** The DIA hereby finds that this Resolution is supported by the following Redevelopment Goals and Strategic Objectives of the CRA Plan:

A. Redevelopment Goals:

Redevelopment Goal 1: *Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.*

Redevelopment Goal 2: *Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

B. Strategic Objectives:

- Increase the opportunities for Downtown employment.
- Protect and revitalize historic assets.
- 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.
- Leverage land contributions, infrastructure investments, incentive grants, and low interest loans.
- Promote and attract neighborhood retail to support downtown residents.

**Section 3.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

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

\_\_\_\_\_  
Date

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

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-05-04**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) PROVIDING PARKING WITHIN THE YATES GARAGE FOR VOLUNTEERS DURING EVENTS AT THE FLORIDA THEATER AS A SPONSORSHIP TO THE FLORIDA THEATER; FINDING THAT THE PLAN THIS RESOLUTION IS CONSISTENT WITH DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); ESTABLISHING A SPONSORSHIP TERMS AND CONDITIONS; 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**, this Resolution furthers BID Plan Redevelopment Goal 1, which reads:

Redevelopment Goal 1: *Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.*

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

**WHEREAS**, the Florida Theater is an valuable asset within Downtown and essential to the continued revitalization of Downtown; and

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

**WHEREAS**, this Resolution memorializes existing support that predates the DIA and the City’s Public Parking Officer, 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 Theater during events.

**Section 2.** The DIA hereby finds that this Resolution is supported by the following Redevelopment Goal of the BID Plan:

A. Redevelopment Goal:

Redevelopment Goal 1: *Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment.*

**Section 3.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

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

\_\_\_\_\_  
Date

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

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

**RESOLUTION 2017-05-05**

**RESOLUTION OF THE JACKSONVILLE DOWNTOWN INVESTMENT  
AUTHORITY (“DIA”) ADOPTING A FY 2017-2018 PROPOSED  
BUDGET; PROVIDING AN EFFECTIVE DATE.**

BE IT RESOLVED, by the DIA:

Section 1. The South Side TID FY 2017-2018 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 2. The Northwest TID FY 2017-2018 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

Section 3. The Downtown East TID FY 2017-2018 Proposed Budget attached hereto as Exhibit 1 is hereby adopted by the DIA.

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: \_\_\_\_\_

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel

South Side TID (SF 182)		FY18 Proposed	FY18 Revised Proposed	Comments
<b>Revenue</b>				
31101	Ad Valorem Taxes	\$4,073,619	\$0	
38901	Transfers from Fund Balance	\$0	\$0	
<b>Total Revenues</b>		<b>\$4,073,619</b>	<b>\$0</b>	
<b>Expenditures</b>				
<b>Salaries</b>				
<b>Total Salaries</b>			<b>\$0</b>	
<b>Employee Benefits</b>				
<b>Total Employee Benefits</b>			<b>\$0</b>	
<b>Professional Services and Contractual Obligations</b>				
03109	Professional Services (DRI Reorg.)	\$100,000	\$0	
03109	Professional Services	\$0	\$0	
<b>Total Professional Services</b>		<b>\$100,000</b>	<b>\$0</b>	
<b>Engineering Services</b>				
<b>Total Engineering Services</b>			<b>\$0</b>	
<b>Internal Service Charges</b>				
<b>Total Internal Service</b>			<b>\$0</b>	
<b>Other Operating Expenses</b>				
<b>Total Other Operating Supplies</b>		<b>\$0</b>	<b>\$0</b>	
<b>Transfers to Other Funds</b>				
	Expenditures in Accordance with Plan (see below for details)	\$3,388,253	\$0	
	Pennisula REV Grant	\$675,000	\$0	
	Strand Rev Grant	\$375,000	\$0	
	San Marco Place REV Grant	\$185,000	\$0	
	Sunguard REV Grant	\$8,000	\$0	
	One Call CRP	\$100,000	\$0	
	South Bank Retail Enhancement Program	\$0	\$0	
	JEA SSGS Public Infrastructure Improvements	\$2,045,253	\$0	
09101	Interest - Strand Bonds	\$178,004	\$0	
09101P	Principal - Strand Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$407,362	\$0	
	To General Fund - GSD- Admin	\$407,362	\$0	
	To General Fund - GSD	\$0		
	To Downtown Econ. Dev. Fund (75B) - South Bank Retail Enhancement Program	\$0		
	To TIF Capital Fund - Southbank Parking (32U)	\$0		
	To TIF Capital Fund - Riverplace Road Diet (32U)	\$0	\$0	
09906	Cash Carryover	\$0	\$0	
<b>Total Transfer out</b>		<b>\$4,073,619</b>	<b>\$0</b>	
<b>Remaining Funds</b>				
<b>Total Expenditures</b>		<b>\$4,073,619</b>	<b>\$0</b>	

North West TID (SF 183)		FY18 Proposed	FY18 Revised Proposed	Comments
<b>Revenue</b>				
31101	Ad Valorem Taxes	\$4,582,340	\$0	
38901	Transfers from Fund Balance	\$0		
<b>Total Revenues</b>		<b>\$4,582,340</b>	<b>\$0</b>	
<b>Expenditures</b>				
<b>Salaries</b>				
<b>Total Salaries</b>			<b>\$0</b>	
<b>Employee Benefits</b>				
<b>Total Employee Benefits</b>			<b>\$0</b>	
<b>Professional Services and Contractual Obligations</b>				
<b>Total Professional Services</b>		<b>\$5,000</b>	<b>\$0</b>	
<b>Engineering Services</b>				
			<b>\$0</b>	
<b>Internal Service Charges</b>				
<b>Total Internal Service</b>			<b>\$0</b>	
<b>Other Operating Expenses</b>				
<b>Total Other Operating Supplies</b>		<b>\$0</b>	<b>\$0</b>	
<b>Transfers to Other Funds</b>				
	Expenditures in Accordance with Plan (see below for details)	\$2,523,494	\$0	
	MPS Urban Core Garage (Courthouse)	\$1,825,000	\$0	
	JTA /Fidelity Parking Lease	\$13,494	\$0	
	Hall Mark REV Grant (220 Riverside)	\$360,000	\$0	
	Pope & Land REV Grant (Brooklyn Riverside Apts.)	\$325,000	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Bonds	\$0	\$0	
09101P	Principal - Bonds	\$0	\$0	
09191	Interfund Transfer (see below for details)	\$2,053,846	\$0	
	To General Fund - GSD	\$0	\$0	
	To Downtown East TID (SF 181))	\$2,053,846	\$0	
09906	Cash Carryover	\$0	\$0	
<b>Total Transfer out</b>		<b>\$4,582,340</b>	<b>\$0</b>	
<b>Remaining Funds</b>				
		\$0	\$0	
<b>Total Expenditures</b>		<b>\$4,582,340</b>	<b>\$0</b>	

Downtown East TID (SF 181)		FY18 Proposed	FY18 Revised	Comments
<b>Revenue</b>				
31101	Ad Valorem Taxes	\$2,422,072	\$0	
	Debt Repayment (Lynch / 11E)	\$416,397	\$0	
	Debt Repayment( Caling Loan)	\$506,487	\$0	
	Transfer from NW TID (SF183)	\$2,053,846	\$0	
	Transfers From General Fund (Loan)	\$709,068	\$0	
38901	Transfers from Fund Balance	\$0	\$0	
<b>Total Revenues</b>		<b>\$6,107,870</b>	<b>\$0</b>	
<b>Expenditures</b>				
<b>Salaries</b>				
<b>Total Salaries</b>			<b>\$0</b>	
<b>Employee Benefits</b>				
<b>Total Employee Benefits</b>			<b>\$0</b>	
<b>Professional Services and Contractual Obligations</b>				
<b>Total Professional Services</b>		<b>\$5,000</b>	<b>\$0</b>	
<b>Engineering Services</b>				
<b>Total Engineering Services</b>			<b>\$0</b>	
<b>Internal Service Charges</b>				
<b>Total Internal Service</b>			<b>\$0</b>	
<b>Other Operating Expenses</b>				
<b>Total Other Operating Supplies</b>		<b>\$0</b>	<b>\$0</b>	
<b>Transfers to Other Funds</b>				
	Expenditures in Accordance with Plan (see below for details)	\$3,226,813	\$0	
	Loan Payment to the Self Insurance Fund (Lynch Bldg.)	\$1,294,313	\$0	
	MPS Arena & Sports Complex	\$1,830,500	\$0	
	Comm. Revitalizatino Program - GS&P	\$7,000	\$0	
	Kraft Food REV Grant (Maxwell House)	\$95,000	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
		\$0	\$0	
09101	Interest - Carling Bonds	\$194,786	\$0	
09101P	Principal - Carling Bonds	\$1,941,343	\$0	
09101P	Repay COJ Notes	\$664,928	\$0	
	Total Debt Service	\$2,801,057	\$0	
09191	Interfund Transfer (see below for details)	\$75,000	\$0	
	To General Fund - GSD	\$0	\$0	
	To Community Development Subfund (32U)	\$75,000	\$0	
09906	Cash Carryover	\$0	\$0	
<b>Total Transfer out</b>		<b>\$6,107,870</b>	<b>\$0</b>	
<b>Remaining Funds</b>				
<b>Total Expenditures</b>		<b>\$6,107,870</b>	<b>\$0</b>	

**RESOLUTION 2017-05-06**

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

**WHEREAS**, the Downtown Investment Authority ("DIA") has been designated by the City of Jacksonville as the Community Redevelopment Agency for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-0560; and

**WHEREAS**, In addition to monthly regularly scheduled DIA Board of Directors meetings, DIA holds numerous special meetings to discuss and move a variety of issues; and

**WHEREAS**, One of the functions of DIA is to serve as Downtown Jacksonville's Community Redevelopment Agency; and

**WHEREAS**, In order to serve in its various statutory and City functions a fiscal year 2017-2018 budget is attached hereto.

**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 respectfully submits and recommends to the City Council of the City of Jacksonville the attached proposed budget in the amount of \$1,229,019.

**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 2017-05-06

FORM APPROVAL:

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Office of General Counsel

Budget Categories	City Council FY 2015/2016 Adopted Budget	City Council FY 2016/2017 Adopted Budget	DIA FY 2017/2018 Proposed Budget
<b>Salaries</b>	\$444,936	\$445,138	\$479,880
<b>Benefits</b>	\$122,010	\$127,025	\$137,204
<b>Professional Services</b> Marketing & Public Relations Real Estate Services & Market Analysis DRI Reporting & Regulatory Compliance Arichitecture; Engineering; and Environmental Services Professional Planning Services Misc. - Surverys; Appraisals; etc.	\$405,000 <i>CF of \$365,836</i>	\$430,000 <i>CF of \$</i>	\$430,000
<b>Travel Expense (Hotel/Airfare/Meals/Transportation)</b> ICSC National Conference International Downtown Association (IDA) Conference Urban Land Institute (ULI) Conference Florida Redevelopment Association (FRA) Conference CDFA Fla. Roundtable American Planning Assocation (APA) Conference Jax Chamber Leadership Trips Prospect Trips Local Mileage	\$14,100	\$9,565	\$9,565
<b>Employee Training</b>		\$4,435	\$4,435
<b>Internal Service Charges</b> OGC Legal Copier Services / Mailroom / ITD Bldg Cost Insurance	\$122,669	\$175,200	\$175,200
<b>Marketing &amp; Promotions</b> ICSC RECON Annual Report DIA Collateral Legal Notices DIA Website Mtn	\$12,750	\$12,000	\$12,000
<b>Event Contributions/Sponsorship</b>	\$35,000	\$10,000	\$10,000
<b>Misc</b>	\$5,728	\$3,313	\$3,000
Office/Operating Supplies	\$4,100	\$3,762	\$3,500
Food	\$600	\$750	\$750
Memberships/Dues/Subscriptions	\$7,000	\$8,000	\$8,000
Office Equipment/Improvements	\$5,000	\$106	\$1
Supervisory Allocation (From SF 412)	\$0	-\$38,372	-\$44,516
<b>Total Budget Submitted</b>	<b>\$1,178,893</b>	<b>\$1,190,922</b>	<b>\$1,229,019</b>

Please Note:

The recommended proposed budget for FY 17/18 reflects a staff of 5.

**RESOLUTION 2017-05-07**

**IN RESPONSE TO A PROPOSAL SUBMITTED BY THE BARNETT TOWER, LLC ("DEVELOPER") FOR FEE SIMPLE SALE OF THAT CITY-OWNED PROPERTY OPERATED AS A SURFACE PARKING LOT LOCATED AT FORSYTH STREET, AND MAIN STREET, R.E. PARCEL # 073670 0000 (THE "PROPERTY"), A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING DIA'S CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A NOTICE PURSUANT TO SECTION 163380(3)(A), FLORIDA STATUTES, AND SECTION 122.434(A), JACKSONVILLE CODE OF ORDINANCES; PROVIDING THE CITY COUNCIL THIRTY (30) DAYS NOTICE PURSUANT TO SECTION 122.434(D), JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING DIA'S CEO TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE EXECUTION OF THE SALE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Property is located within Downtown's North Bank CRA; and

WHEREAS, the DIA approved the conveyance of the Property to the Developer as part of a larger redevelopment agreement terms via DIA Resolution 2017-02-01; and

WHEREAS, Section 163380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code, require a minimum 30-day notice prior to executing an agreement for the lease or sale of property within a CRA; 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 instructs its CEO to issue the required notice pursuant to Section I 63.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code.

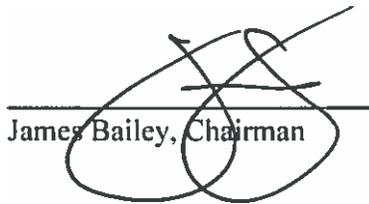
Section 3. The DIA instructs its CEO to provide City Council with the required notice pursuant to Section 122.434(d), Ordinance Code.

Section 4. 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, including, but not limited to, the execution of all contracts, lease agreements and other instruments.

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

**4** 11, :nin  
Date

VOTE: In Favor: 7 Opposed: D Abstained: O

FORM APPROVAL:

\_\_\_\_\_  
Office of General Counsel