



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**Ed Ball Building
214 North Hogan Street, Jacksonville, FL. 32202
8th Floor Board Room 851
Tuesday, April 18, 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

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. March 15, 2017 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2017-04-01: Notice of Disposition 324 N Broad Street*
	C. Resolution 2017-04-02: Notice of Disposition City-Owned Riverfront Property– Response Rankings*
	D. March 15, 2017 Community Redevelopment Agency Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. March 15, 2017 DIA Board Meeting Minutes*
	B. Resolution 2017-03-01: Recreation and Open Space Comprehensive Plan and Land Development Regulation Amendments* DEFERRED UNTIL MAY
	C. Resolution 2017-04-03: Allocation of Development Rights*
	D. March 15, 2017 DIA Board Meeting Transcript
IV.	PRESENTATIONS
V.	CHIEF EXECUTIVE OFFICER REPORT
VI.	DDRB BRIEFING
VII.	OLD BUSINESS
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; Conf. Rm 851
Wednesday, April 18, 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: None

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 2:00 p.m.

II. ACTION ITEMS

A. MARCH 15, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY APPROVING THE MARCH 15, 2017 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2017-04-01: NOTICE OF DISPOSITION 324 N. BROAD STREET

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 LOCATED ON NORTH BROAD STREET BETWEEN WEST MONROE STREET AND WEST CHURCH STREET, AS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074556 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED

SOLICITATION; 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 2017-04-01. Mr. Parola presented information to the Board.

Chairman Bailey amended Resolution 2017-04-01 by striking out “at least one” under section 2 number 1.

Board Member Durden stated to then make it redevelopment goals and strategic objectives.

Chairman Bailey asked Jim Klement if the building was DDRB compliant. Mr. Klement stated yes from the maintenance standpoint.

Board Member Gibbs entered the proceedings at 2:10 p.m.

Chairman Bailey opened and closed the floor for public comments.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2017-04-01 AS AMENDED.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2017-04-02: NOTICE OF DISPOSITION OF CITY-OWNED RIVERFRONT PROPERTY – RESPONSE RANKINGS.

CEO Wallace delivered a synopsis of all three of the actual proposals as well as a scope of the proposal which was approved in December 2017 meeting to the Board. He provided the media the resolution package.

The evaluation committee consisted of CEO Wallace, John Pappas and Board Member Moody.

The evaluation committee convened on March 20th 2017. The committee submitted their scores individually to the Procurement Department on April 12, 2017. Iguana Investment Florida, LLC developer, was selected as the highest ranking proposer from the proposals received.

CEO Wallace provided highlights from all of the proposals. He thanked all three of the proposers for submitting their proposals.

- Wess Holdings, LLC 52 points;
- Presidium Group. LLC, 66.8 points;
- Iquana Investments Florida, LLC, 85.5

Mr. Pappas, Director of Public Works stated that Iguana seemed to more compliant with the RFP, hit all elements, the 50 percent open space; and focusing on the river.

Board Member Moody stated that there was a lot of information to process. Iguana and their team brought the best plan, best vision and seemed to have the best ability to make it happen now.

An appraisal was received on April 23, 2015 for the 45 acres of property at \$26 million.

The Board Members provided questions and comments regarding the proposals.

- Underlining they needed help with Metro park
- Allowing people to use that waterfront to get to the stadium for the football games
- Time frame for phase 1 development – two-and-a half-years
- Number of days to obtain the RDA
- Due diligence will take roughly 120 days
- Formation of a not-for-profit corporation
- Not appropriate to reduce the value of the property and make City responsible for the cleanup.
- Exemptions from downtown overlays – inappropriate to ask
- In agreement with their proposal on the Tax Increment financing
- Inquire with General Counsel's Office to confirm that the TIF money can return back to that site.
- Will they have authority or will they merely be a sounding board receiving briefings from the master developer
- Since this proposal will be moving Metropolitan Park, it would make more sense that the DIA sell the part of the shipyards property that they are going to use for development and sell the current Metro park property but retain ownership of what's now the part of the shipyards property that will be used for the relocation of Metropolitan Park.
- Negotiations will not be made at this meeting.
- CEO Wallace will meet with the administration as partners with DIA and the City with the Iguana team
- Concerns about some of these wholesale forbearance or ignoring architectural guidelines.
- Seems like there is a couple of double dips in their offer.
- All Phase I development rights are fully mitigated for from the perspective of the mobility plan.
- The Public ownership, parks and public parks, river walks, Hogan's creek greenway, the City is going to be responsible for overseeing the design, permitting, management and construction and pay for all costs associated with environmental cleanup, improvement on Bay Street infrastructure, mooring space for the USS Adams, storm water treatment, completion and filing of any of the 70 acres required to implement the master plan.

Paul Harden and Mr. Lamping were present to answer the Boards questions and concerns.

Board Member Durden offered an amendment on page 2 section 4 of the Resolution by striking out section 4 at this time. It would be appropriate when approving the term sheet to give CEO Wallace authority to execute the term sheet as well as the redevelopment agreement and any other documents necessary at that time.

Chairman Bailey noted that item 4 is eliminated and 5 become 4. CEO Wallace concurred.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2017-04-02 AS AMENDED.

THE MOSTION PASSED UNANIMOUSLY 7-0-0.

II. ADJOURNMENT

There being no further business, Chair Bailey adjourned the meeting at approximately 3:20 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
Ed Ball Building
214 North Hogan Street, 8th Floor; Conf. Rm 851
Wednesday, April 18, 2017 - 2:00 p.m.

Downtown Investment Authority 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 2:00 p.m.

II. ACTION ITEMS

A. MARCH 15, 2017 DIA BOARD MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE MARCH 15, 2017 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2017-03-01: RECREATION AND OPEN SPACE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATION AMENDMENTS --- DEFERRED UNTIL MAY.

C. RESOLUTION 2017-04-03: ALLOCATION OF DEVELOPMENT RIGHTS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY-THREE THOUSAND (43,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED

DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO THE JACKSONVILLE TRANSPORTATION AUTHORITY (“JTA”) TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 074877 0000 AND 074879 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.

Guy Parola brought forth Resolution 2017-04-03. These development rights go to the Regional Transportation Center in LaVilla as identified on the map provided. A memo was also included.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2017-04-03.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. DDRB BRIEFING

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

CEO Wallace stated that he was looking at Senate Bill 1770 and recongnized that it died today.

He briefed the Board Members about the below:

- Old JEA Building that was owned by Iberia Bank

Board Member Barakat inquired about being in a national historic district. He asked if a building is not locally landmarked, does the Historic Preservation Commission have purview over those buildings in the event a private owner wants to demolish the building. Mr. Parola responded that the minute you hit the 50-year-old mark on your demolition permit, it gets routed to Historic Preservation. The staff can recommend taking it to the Commission and if the commission wants to designate it with an unwilling landowner, then the number of criteria it needs to meet is raised from two, if you had a willing owner, to some other number.

Council President Boyer stated that this was all governed by the ordinance code sections that address historic preservation, the local historic preservation ordinance, and they apply countywide and they apply regardless of whether you are a national district or not a national district. She explained the process to the Board.

V. OLD BUSINESS

Chairman Bailey discussed the comprehensive plan workshops. They have been eye-opening to the Board from this and the relationship with other entities and department. He suggested including someone each meeting for information only for ten minutes to educate the Board. He recommended starting with Jeff Sheffield from TPO to assist with educating the Board so when going through the comp plan, not to spend so much time educating. Vice Chairman Meeks concurred. He also included Raphael Caldera as the past chairman of the DDRB.

Chairman Bailey asked everyone to mark their calendar for May 11th for the 2017 Annual Preservation Awards honoring individuals and organizations that have contributed to Historic Preservation efforts in the Jacksonville area.

Vice Chairman Meeks asked Tom Daly if a response was received about those related party transactions and financial statements of the parking garages. Mr. Daly responded no, and a second letter was sent and has contacted the associated entities.

CEO Wallace updated the Board about the Laura Street Trio. Staff is trying to get on The April 25th MBRC meeting. He commented that he wanted to get it out before our illustrious Council President leaves.

VI. NEW BUSINESS

CEO Wallace reported that he and Chairman Bailey met with the Times-Union last week. The Times-Union is going to be providing a quarterly magazine fixed upon nothing but downtown. A sponsorship opportunity will be offered. Chairman Bailey commented that there is always a question about how the DIA positions ourselves with other civic leaders. It would be money well spent for this organization.

Board Member Durden inquired about the topic of the quarterly funding and asked if it could be brought back before the Board. CEO Wallace responded yes.

Board Member Padgett stated that the magazine needed to have the Board on board with them to provide some consideration on the price. The Board is a good resource for them for information they will be reporting. He would like for them to donate a section of their magazine to the DIA in lieu of us paying \$30,000.

CEO Wallace reported that Bold City Brewery will be opening next to the Cowford Chophouse on Friday. He also stated that Bellwether Restaurant should be opening during the Month of May and invited the members to look at it as both projects retail enhancement funds are at work.

Council President Boyer mentioned at the last council meeting there was a substantial contingency of downtown restaurateurs who were concerned about the explosion of food trucks and the impact on their business. Chairman Bailey updated every that he attends their restaurant owners meetings. There were good points brought up. CEO Wallace met with Larry Hazouri, Chairman of the Downtown Restaurant Association on April 14, 2017 and had a great conversation.

Chairman Barakat stated the he did not know the timing of this legislation but the DIA should be sensitive to the City Council person writing the legislation. He asked if the board was going to state a particular policy or position on food trucks and their development of downtown or just rely on staff. CEO Wallace stated that there is more work to do and Councilman Gaffney has reached out to him.

There being no further business, Chair Bailey adjourned the meeting at approximately 4:22 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.

RESOLUTION 2017-04-01

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 LOCATED ON NORTH BROAD STREET BETWEEN WEST MONROE STREET AND WEST CHURCH STREET, AS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074556 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; 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 074556 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 1994; and

WHEREAS, the Property is vacant and is in a state of extreme disrepair; and

WHEREAS, the Property has a blighting influence on adjoining properties; 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.”; and

WHEREAS, DIA desires to solicit proposal that are consistent with and further the Redevelopment Goals of the North Bank Downtown and Southside Community Redevelopment Area Plan, 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 following scoring criteria for incorporation into a Notice of Disposition:

1. Evidence that the plan of development for the City-Owned Property is consistent with and furthers the at least one North Bank Downtown and Southside Community Redevelopment Area Plan Redevelopment Goal and strategic objective. **[50 points]**
2. Evidence that the respondent has the ability and financial capacity to complete their proposed plan of development. **[25 points]**
3. Positive impact on the Northwest Tax Increment District. **[25 points]**

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Property.

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

RESOLUTION 2017-04-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE ISP-30-17 EVALUATION COMMITTEE’S RECOMMENDATION SELECTING IGUANA INVESTMENTS FLORIDA, LLC (“DEVELOPER”) AS THE HIGHEST RANKING PROPOSER OF THE PROPOSALS RECEIVED UNDER THE NOTICE OF DISPOSITION/REDEVELOPMENT OF CITY OWNED RIVERFRONT PROPERTY RELEASED BY THE DIA ON JANUARY 5, 2017 (THE “SOLICITATION”); AUTHORIZING THE CEO OF THE DIA TO COMMENCE NEGOTIATIONS AND EXECUTE NECESSARY DOCUMENTS ON BEHALF OF THE DIA WITH THE DEVELOPER IN ACCORDANCE WITH THE SOLICITATION TERMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville (“City”) and the Downtown Investment Authority (the “DIA”) desires to have the 70 Acres of City owned riverfront property redeveloped (a map of which is attached to this resolution as Exhibit “A”); and

WHEREAS, on December 14, 2016, the DIA Board, via Resolution 2016-12-01, adopted a process for soliciting proposals for the redevelopment of the Riverfront Property (attached to this resolution as Exhibit “B”), subsequently Chairman Bailey appointed an Evaluation Committee to evaluate and recommend a proposer to the DIA Board in accordance with the CRA Disposition Procedures; and

WHEREAS, the DIA released on January 5, 2017, ISP-30-17 - Notice of Disposition/ Redevelopment of 70 Acres of City Owned Riverfront Property with a Proposal Due Date of March 8, 2017; and

WHEREAS, Iguana Investments Florida, LLC, (the “Developer”) was scored highest by the Evaluation Committee, as evidenced by the attached memorandum from the Evaluation Committee Chair and the scoring calculations (attached to this resolution as Exhibit “C”), and recommended by the committee to enter into negotiations for a Term Sheet.

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA hereby adopts the recommendation of the Evaluation Committee, selecting Iguana Investments Florida, LLC, as the highest ranked proposer to enter into negotiations with for the redevelopment of the 70 Acres of City owned Riverfront Property.

Section 3. The DIA hereby authorizes the CEO of the DIA to negotiate a Term Sheet, and other documents necessary to effectuate the Disposition with the Developer on behalf of the DIA, such terms to be approved by the DIA Board and the City Council.

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

WITNESS: **DOWNTOWN INVESTMENT AUTHORITY DATE**

_____ April 18, 2017
James Bailey, Chairman

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

FORM APPROVAL:

Office of General Counsel

Exhibits A and C are not ADA-compliant but are 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 2016-12-01
ATTACHMENT 'A'

This Attachment 'A' to Resolution 2016-12-01 constitutes the general process for the Notice of Disposition for that certain City-Owned riverfront property identified by Exhibit 'A' to Resolution 2016-12-01.

I. Public Notice of Disposition Components

The DIA Board shall approve the following components of the "Public Notice Soliciting Proposals" for the Shipyards (collectively, the "Notice of Disposition Components"):

- a) Scope of Notice of Disposition;
- b) Evaluation Criteria; and
- c) Length of Notice of Disposition advertisement shall be 60 days (no less than 30 days per Chapter 163, Florida Statutes).

The DIA Chief Executive Officer ("CEO") shall have the authority to make technical amendments to the Notice of Disposition Components after Board approval for the purposes of correcting legal descriptions, clerical errors, adding standard general instructions, and making other changes as may be necessary to effectuate the purpose of Resolution 2016-12-01.

II. Evaluation Committee

The DIA Board Chairman shall instruct the DIA CEO to form an Evaluation Committee, and the Chairman shall appoint a DIA Board Member to serve on such committee. The Evaluation Committee shall include representatives of the City's Administration as deemed appropriate by the City's Chief Administrative Officer. The Evaluation Committee shall be tasked with reviewing and evaluating Notice of Disposition responses, and recommending a responsive bidder to the DIA Board for approval. If no responsive bidder/project in the committee's determination exists, the committee may recommend to the Board that the Notice of Disposition be revised and re-advertised as needed in the best interest of the DIA and the City.

III. Public Notice Soliciting Proposals Procedures

The following identifies the general Notice of Disposition procedures:

- a) The DIA CEO develops and recommends for approval by the DIA Board the following Notice of Disposition components: Scope of the Notice of Disposition, Evaluation Criteria, and Length of Notice of Disposition advertisement.
- b) Through the City's Procurement Division, the DIA CEO will advertise the Notice of Disposition for such period as determined by Board.
- c) The Evaluation Committee shall review and evaluate the responses to the Notice of Disposition based on the evaluation criteria set forth in the Notice of Disposition and make a recommendation to the Board. If no responsive bidder/project in the committee's determination exists, the committee may recommend to the Board that the Notice of Disposition be revised and re-advertised as needed in the best interest of the City.

- d) The Evaluation Committee's recommendation shall be presented to the DIA Board for approval.
- e) Upon Board approval of the Evaluation Committee's recommendation, or modification of the same, the Board shall approve and authorize the Chief Executive Officer to commence negotiations with the winning bidder. The negotiation authorization grant shall be for a period of eighteen (18) months from the date of Board approval of the Evaluation Committee's recommendation. Unless a final redevelopment agreement and other agreements as necessary for the project are agreed to among the DIA, City and the winning bidder as necessary to be presented to the Mayor's Budgetary Review Committee and to be filed with City Council is completed within said 18 month period, the negotiation authorization shall lapse and expire without further action, unless otherwise extended by the DIA Board.
- f) The Chief Executive Officer shall present to the Board negotiated term sheet for the Project to be approved by the Board subject to any Board modifications.
- g) Once the Project Term Sheet has been approved by the Board, the Office of General Counsel shall draft a contract regarding the same and seek approval from the Mayor's Budget Review Committee to file legislation to be approved by City Council regarding the same.
- h) Amendments. Any amendments to these procedures shall be subject to Board approval.
- i) DIA, at its sole discretion, may reject all bids.

RESOLUTION 2017-04-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FORTY-THREE THOUSAND (43,000) SQUARE FEET OF GENERAL OFFICE DEVELOPMENT RIGHTS FROM PHASE I OF THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO THE JACKSONVILLE TRANSPORTATION AUTHORITY (“JTA”) TO BE UTILIZED ON THE PROPERTIES IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 074877 0000 AND 074879 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 No. 3, which reads “*Simplify the approval process for downtown development and improve departmental and agency coordination*”, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. DIA allocates forty-three thousand (43,000) square feet of Phase I general office development rights from the Northside West Component Area of the Consolidated Downtown DRI for use on the Duval County Tax Parcels 074877 0000 and 074879 0000, subject to the following provisions:

- A. Should JTA fail to acquire a building permit for vertical construction within 18 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 JTA.

- B. Should JTA fail to commence vertical construction within 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 JTA.
- C. Should JTA 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 JTA 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 CEO.

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

A. Strategic Goal:

Goal 3: *Simplify the approval process for downtown development and improve departmental and agency coordination*

B. The following strategic objectives:

- Provide publicly-owned land and building space for public and private development which will support and strengthen Downtown’s commercial and residential base and comply with the other Redevelopment Goals.

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.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

April 18, 2017

Date

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

FORM APPROVAL:

Office of General Counsel