



**Downtown Investment Authority
Hybrid Virtual In-Person Meeting
Wednesday, August 21, 2024
2:00 PM**

MEMBERS:

Patrick Krechowski, Board Chair
Carol Worsham
Sondra Fetner, Esq.
Jim Citrano

Micah Heavener
Melinda Powers, Esq.
Scott Wohlers

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. COMMUNITY REDEVELOPMENT AGENCY

- A. Form 8B: Voting Conflict Disclosures
- B. July 17th, 2024, Community Redevelopment Agency Meeting Minutes Approval
- C. Resolution 2024-08-01 MOSH
- D. Resolution 2024-08-02 Flamingo Coffee
- E. Resolution 2024-08-03 Milam Howard
- F. Resolution 2024-08-05 NB CRA BT Unallocated to Gen Fund
- G. Resolution 2024-08-06 RISE Doro ERR Grant
- H. Resolution 2024-08-07 Northbank Investment Pool Earnings
- I. Resolution 2024-08-08 DIA Garages and Other Additional Revenue Appropriation
- J. Resolution 2024-08-09 Supervision Allocation to Gen Fund
- K. Resolution 2024-08-10 NB Additional Revenue End of Year Reconciliation Financial Obligations
- L. Resolution 2024-08-11 Southside Investment Pool Earnings
- M. Resolution 2024-08-12 SS Additional Revenue End of Year Reconciliation Financial Obligations
- N. Resolution 2024-08-13 One Call Financial Obligation
- O. Resolution 2024-08-15 Gateway Allocation of Development Rights
- P. Resolution 2024-08-16 Gateway Stormwater Credit Sale

IV. DOWNTOWN INVESTMENT AUTHORITY

- A. July 17th, 2024, Downtown Investment Authority Board Meeting Minutes Approval
- B. Resolution 2024-08-14 DEDF Interest Income and Carryforward

[Continue on the Following Page]

- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
- VII. **CEO INFORMATIONAL BRIEFING**
 - A. CEO Monthly Update
- VIII. **CHAIRMAN REPORT**
 - A. CEO Leadership Transition
- IX. **OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR**
- X. **ADJOURN**

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Webinar

<https://us02web.zoom.us/j/87990789951?pwd=6D95Mq0jIj1V4PLG9oxpc7UWGLTOSL.1>

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International numbers available: <https://us02web.zoom.us/u/keJuzyhyuj>

TAB III.B

**JULY 17TH, 2024 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
APPROVAL**



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, July 17th, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; and Micah Heavener

Mayor's Office: None

Council Members: Council Member Raul Arias

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 2:01 pm by Patrick Krechowski, Board Chair. This was followed by the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

There were no public comments.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Krechowski moved Resolution 2024-07-01 Regions DPRP Final Draw from the Downtown Investment Authority portion of the agenda to the Community Redevelopment Agency portion of the agenda. He also declared a conflict for this resolution and advised that he would file a Form 8B.

B. JUNE 28TH, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion on the meeting minutes as presented.

Motion: Board Member Citrano motioned to approve the meeting minutes.

Second: Board Member Heavener seconded the motion.



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Board Chair Krechowski called for a vote on the meeting minutes.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda which included Resolutions 2024-07-02, 2024-07-03, and 2024-07-05.

Motion: Member Wohlers motioned to approve the consent agenda.

Second: Member Citrano seconded the motion.

Mr. Steve Kelley pointed out a corrected scrivener's error in Resolution 2024-07-05 Related Allocation.

Seeing no discussion, Board Chair Krechowski called for a vote on the consent agenda.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2024-07-04 DUVAL DEMO BUDGET TRANSFER

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA EFFECTUATING BUDGET TRANSFERS FROM THE COMMERCIAL REVITALIZATION PROGRAM TO DUVAL STREET STRUCTURE DEMOLITION PROJECT PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS ENABLED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola explained that the resolution is a budget transfer of \$80,000 to an existing project for the redevelopment of three dilapidated structures. He added that the original transfer was \$125,000. However, after bids were received, staff determined another \$80,000 was needed.



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Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Citrano motioned to approve the resolution.
Seconded: Board Member Heavener seconded the motion.

Board Chair Krechowski opened the floor for discussion.

Board Member Powers asked how the original transfer was underestimated. Mr. Parola responded that DIA takes the best guess from an opinion of probable costs and then bases the original transfer on that. He added that the bids came in higher and that the costs came from Municipal Code Compliance.

Seeing no further discussion, Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2024-07-01 REGIONS DPRP FINAL DRAW

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN JACKSONVILLE ("GRANTOR") APPROVING THE AWARD OF A DPRP LOAN TO REGIONS BANK ("GRANTEE"); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Board Chair Krechowski reminded everyone that he declared a voting conflict for this resolution. He explained that his law firm represents Regions Bank and that he represented Regions Bank in this application.

Joelle Dillard advised that Board Chair Krechowski could vote on this resolution.

CEO Boyer explained that the resolution was presented during the Strategic Implementation Committee meeting and passed unanimously, but that Exhibit A of the term sheet needed to be amended.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.



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Motion: Board Member Powers motioned to approve the resolution.
Seconded: Board Member Wohlers seconded the motion.

Board Chair Krechowski then called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 2:09 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB III.C

RESOLUTION 2024-08-01 MOSH

RESOLUTION 2024-08-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) RECOMMENDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. (“MOSH”) DATED _____, 2024, (“RDA) AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE GROUND LEASE, TO REFLECT CITY OWNERSHIP OF THE TO BE CONSTRUCTED MUSEUM BUILDING AND IMPROVEMENTS IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE “CEO”) TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA and City Council approved the RDA, and related documents via DIA Resolution 2024-02-01 and Ordinance 2024-0372, amending the original Redevelopment Agreement dated May 23, 2023 and authorized by Resolutions 2022-01-03 and 2022-09-03 and Ordinance 2023-184-E, respectively; and

WHEREAS, MOSH has met its fundraising milestone as contemplated by the RDA and the Mayor has proposed a CIP project to provide \$50,000,000 million of City funds to partially fund design and construction of a City-owned museum building and associated improvements; and

WHEREAS, MOSH, the City, and DIA have agreed that in order to facilitate the proposed capital project, the RDA should be amended to reflect the City’s ownership of the Museum Project on the City-owned Museum Parcel, subject to a long-term lease to MOSH of the Museum Improvements and Museum Parcel, as well as other amendments reflected in the term sheet attached hereto as Exhibit A,

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 the amendment of the RDA and related documents to effectuate the modifications set forth in Exhibit A attached hereto.

Section 3. The DIA authorizes the CEO to initiate filing legislation with the City Council to enact the changes incorporated within this Resolution 2024-08-01.

Section 4. 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 5. This Resolution, 2024-08-01, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Chair

Date

VOTE: In Favor: ___ Opposed: ___ Abstained:

Exhibit A to Resolution 2024-08-01

Term Sheet for Amended RDA - City Ownership of Building

Developer:	Museum of Science and History (“MOSH”).
The Property:	A 7.23 plus or minus acre parcel of land commonly referred to as Lot X and depicted on the sketch attached as Exhibit 1.
The Museum Parcel:	A 2.5-acre City-owned parcel located on the Property and on which a public museum building and all associated driveways, parking, and other spaces will be constructed and leased to Developer.
The Joint Use Park Parcel:	Up to 1.5 acres of the Property surrounding and contiguous to the Museum Parcel. All berms, buffers and landscape designed solely to screen or aesthetically enhance the building on the Museum parcel must be included in the Joint Use Park Parcel. The Joint Use Park Parcel may be used by Developer for exclusive and private events and programs on an occasional basis.
The Museum Project:	A 75,000 SF to 130,000 SF public museum facility to be owned by the City, together with associated parking, driveways, permanent exhibits, and private outdoor exhibit spaces, all to be constructed by MOSH on the City-owned Museum Parcel with a minimum capital investment of \$85,000,000.
The Museum Building	The 75,000 SF to 130,000 SF public museum building to be owned by the City, excluding museum exhibits and site improvements.
The Park Project:	A publicly accessible Riverwalk and park space to be designed by Developer for the balance of the Property inclusive of the Joint Use Park Parcel, but exclusive of the Museum Parcel. The Developer may seek reimbursement for the design through a cost disbursement agreement subject to City Council approval. Contiguous landscaped areas designed for programmatic use as park space shall be maximized. The Park Project is included in the scope of the City CIP Project known as “MOSH and Riverwalk at the Shipyards”. This CIP project with an original \$20 million budget also includes within its scope the extension of A. Phillip Randolph Blvd and the extension of utilities to support the Project. Based on the prioritization of funding for the roadway and utilities, it is anticipated that no more than \$15 million will be available for the Park Project, inclusive of the Riverwalk.
City Museum Project	A to-be-created CIP project to assist with the cost of construction of the Project. The City Museum Project has been included in the Mayor’s proposed 24/25 Capital Improvement Plan and Budget. It is envisioned that the City Museum Project would be funded over multiple years to reimburse a portion of actual costs of building and site construction on the Museum Parcel. The terms of reimbursement to MOSH for expenses incurred will be contained in a standard City Cost Disbursement Agreement for the City Museum Project, and include periodic reimbursement (no more frequently than bi-monthly) for paid construction invoices in the prior two month period on a pro rata basis with MOSH funding as compared to the total cost of the Museum Project

	<p>Reimbursement for a pro rata share of Museum Project design costs will not be paid until application for 10-set approval has been made and the funding necessary for the construction of the Museum Building to proceed through construction has been secured. The Cost Disbursement Agreement will also require completion of the Museum Project by MOSH (with no additional City funding beyond the approved CIP project for the City Museum Project) with the Developer accepting responsibility for cost overruns.</p>
RDA	<p>The current Redevelopment Agreement dated _____, 2024, by and between the City, DIA, and the Museum of Science and History of Jacksonville, Inc. the terms of which, except as provided herein, shall remain unchanged in the restated Redevelopment Agreement.</p>
Amended and Restated Redevelopment Agreement	<p>The Amended and Restated Redevelopment Agreement will establish the essential terms of the Lease of the Project on the Museum Parcel, the Joint Use Park Agreement with respect to use and maintenance of the Joint Use Park Parcel, the Developer’s rights and responsibilities with respect to design of the Park Project, the Developer’s and the City’s obligations with respect to construction of the Project, infrastructure improvements, site remediation, park improvements, etc., on the Property and other terms relevant to development of the Property. The Amended and Restated Redevelopment Agreement will become effective upon its execution following approval by the City Council. Its terms will govern the period prior to the Effective Date of the Lease as well as the rights and responsibilities of the parties for other portions of the Property throughout the term of the RDA.</p>
Lease Terms:	<p>The DIA on behalf of the City will enter into a Lease of the Project on the Museum Parcel with the Developer.</p> <p>The term of the Lease shall consist of a Construction Term not to exceed Three (3) years commencing on the Effective Date of the Lease (pre-conditions to the effective date of the Lease and commencement of the Construction Term include Completion of Construction Drawings, approval thereof by the DIA, Public Works and Parks, and issuance of Permits necessary to commence construction, and the Lease shall commence upon actual Commencement of Construction) and said Construction Term ending upon Substantial Completion of the Project. Upon Substantial Completion of the Project, the Occupancy Term of Forty (40) years shall commence, which lease will provide one (1) ten-year renewal option provided the Developer remains in compliance with the Redevelopment Agreement and Lease, including the use and maintenance obligations therein. At any time prior to the expiration of the Occupancy Term, whether or not extended by renewal, MOSH may seek an extension of the term, subject to review and approval by the City Council.</p> <p>Annual lease rent shall be \$1.00/year.</p> <p>MOSH may obtain, at its expense, leasehold title insurance but the City shall have no obligation to warrant title or remove any title defects.</p>

Site Investigation:	The Due Diligence Period has expired.
Environmental:	<p>The City will remain responsible for compliance with the Shipyards BSRA and all orders and consent agreements governing environmental issues applicable to the Property.</p> <p>MOSH will provide access to the Property for any required investigation and monitoring activities but shall not be liable for environmental issues applicable to the Property except to the extent the cause of the same is attributable to the use or occupancy of the Property by MOSH, including liability for any damage caused by Developer or its contractors during construction.</p>
Entitlements:	The City and the DIA will allocate all required entitlements for the Project, including but not limited to Downtown Development Rights and Mobility Credits at no expense to the Developer. Stormwater Credits will be available for purchase by Developer in accordance with the ordinance governing the same once the quantity of credits required is known.
Design:	<ul style="list-style-type: none"> a. MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time. b. The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB’s development guidelines. A minimum 50’ building setback from the river on all waterfront sides of the Property will be required and no portion of the Museum Parcel may encroach within this zone. The Park Project and the Museum Project will be presented to DDRB for informational purposes as a City project as required by Ordinance. c. MOSH shall advise its Design team that DIA desires an expanded riverfront park space adjacent to Riverwalk to connect parks east and west of the site. To the extent feasible, the building itself and the boundary of the Leased Parcel will be set back 100 feet or more from the bulkhead, but its riverfront frontage should open to and engage with the Riverfront park. Furthermore, the building should be designed to engage Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we require retail or restaurant space with direct sidewalk access and the zoning Overlay includes a “build to” line.

	<p>d. The Design of the Park Project (inclusive of the Joint Use Park Parcel) is subject to review and approval of the Downtown Investment Authority for consistency with its BID and CRA Plan and of the DIA and COJ Department of Parks, Recreation and Community Services for consistency with associated adopted studies and plans of each for the Riverwalk and riverfront.</p> <p>e. The Developer has submitted to the Downtown Investment Authority a site plan for the Museum Parcel (inclusive of approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront) which has been reviewed and approved by DIA for consistency with the design elements contemplated hereunder and will be attached to the RDA as an exhibit.</p> <p>f. The design of the Museum Parcel may include queueing space for loading and unloading a maximum of 6 buses delivering and picking up museum patrons. Surface parking of buses on the Property shall not be permitted.</p> <p>g. In collaboration with the City’s Chief Resiliency Officer, the design will include resiliency features, including to the extent practicable the design recommendations set forth in the 2021 Report by the City Council Special Committee on Resiliency and/or other City requirements adopted as of design review, consistent with the term of the Ground Lease. A storm surge simulation has been provided to the Developer by the City to evaluate how flooding can be mitigated, and the results factored into the design.</p> <p>h. The design must be coordinated with the Hogan’s Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. Preliminary designs contemplate a living shoreline to improve habitat and water quality at the mouth of Hogan’s Creek. In addition, the current concept design proposes up to a 100’ buffer from the existing bulkhead. The concept design also contemplates a Trail visitor center at Bay Street on the creek front and the trail must connect to the Riverwalk Publicly available restrooms for trail and Riverwalk users should be accommodated either in the visitor center or elsewhere within the Park Project. Finally, the location of the pedestrian bridge crossing the creek will be subject to coordinated design and placement.</p> <p>i. A science themed activity node will be included on the Property executed at a scale, durability and appeal complementing other activity nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk.</p>
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	<ul style="list-style-type: none"> j. The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property. k. Landscaping will comply with the City’s standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property. l. The Design of the Park Project shall be subject to review and approval of the City and DIA as evidenced by the approval of Schematic design (30%), Design development (60%) and 100% Construction drawings per Section 7.2 of the RDA. m. The design of the Musuem Project shall be subject to the review and approval of the City and DIA, as evidenced by the approval of Schematic Design (30%), Design Development (60%) and 100% Construction Drawings by DIA, Public Works and Parks as provided below. n. All design and construction activities regarding the Project and Museum Project must comply with applicable procurement laws and ordinances and City JSEB requirements.
<p>Construction and Financing of Infrastructure under previous CIP Project:</p>	<p>Pursuant to a previously approved and funded CIP project, subject to the availability of funds and leaving no less than \$_15 million remaining for the construction of the Park Project, the City shall:</p> <ul style="list-style-type: none"> a. Prior to Commencement of Construction, pursuant to a Cost Disbursement Agreement, the City will reimburse the Developer for the Design of the Park Project and science themed activity node (excludes the Museum Parcel) in an amount not to exceed \$800,000. b. Following completion and approval of 60% design of the Museum Project and prior to commencement of the Construction Term, the City shall undertake on-site horizontal improvements including unsuitable materials removal and disposal, dewatering, filling, grading, extension, or relocation of utilities within the Property and measures required to provide stable bases for structural foundations and substantial loadbearing Project elements, including but not limited to excavation work. c. Following completion and approval of 90% design of the Museum Project and rior to commencement of the Construction Term, the stubbing of electric, water, wastewater, and reuse water utility services at the property and facilities for receiving and transporting stormwater from the Property for management off-site if required or connecting to the River. d. Following completion and approval of 60% design of the Museum Project the City shall design an extension of A. Philip Randolph Blvd.

	<p>contiguous to the Property boundary to provide access to the future driveway/parking entrance for the Project. During the Construction Term and prior to commencement of the Occupancy Term of the Lease, the City shall construct an extension of A. Philip Randolph Blvd. contiguous to the Property boundary to provide access to the future driveway/parking entrance for the Project.</p> <p>e.</p> <p>f. The City shall commence construction of the Riverwalk within 6 months of completion of design by MOSH and delivery of construction documents therefor to the City. The City shall construct the Riverwalk from funds available within the currently approved CIP project budget and complete construction prior to commencement of the Occupancy Term.</p> <p>g. During the Construction Term and prior to commencement of the Occupancy Term of the Lease, the Developer may elect to construct the Park Project and science themed activity node, or portions thereof, and the City shall reimburse Developer, pursuant to a Cost Disbursement Agreement, for construction of the approved Park Project in accordance with the approved budget therefor, with Developer assuming responsibility for cost overruns, if any, associated with such construction. If Developer elects not to construct all or any portion of the Park Project, the City shall construct the same once construction of the Museum Project has progressed to a point where all site work on the Museum Parcel and the building exterior is complete. Construction of all park components funded by the remaining available CIP project funding shall proceed without interruption until complete.</p> <p>h. Any excess funds in the approved CIP project upon completion of the approval of budgets for the foregoing items (a) through (g), shall be used to further extend the Riverwalk beyond and in the vicinity of the Property as is currently permitted within the approved CIP Project Scope and may not be used for construction of the Project on the Museum Parcel..</p>
<p>Construction and Financing of Museum Project under proposed CIP Project:</p>	<p>Pursuant to the proposed CIP project for the Museum Project , the City shall provide up to \$50,000,000.00 to MOSH as reimbursement, pursuant to a standard Cost Disbursement Agreement and the terms described above, for design and construction of the Museum Project , subject to available funds in the FY of the request for payment in accordance with the approved CIP Project.</p>
<p>Fundraising Condition:</p>	<p>MOSH has secured and is responsible for retaining for use on the Musuem Project funds (private donations, grants, etc. other than City contributions) for the construction of the museum facility and associated improvements on the Museum Parcel totaling at a minimum \$40,000,000, with a total projected capital investment of \$85,000,000. MOSH anticipates the principal sources for</p>

	<p>such funds to be twofold: (i) donations secured by pledge agreements with individuals, business entities, foundations, and the like; and (ii) a grant or grants from the State, Federal Government, or other grant organizations. To qualify as having been secured, a pledge must be binding, though it may be collected over a period of years. MOSH is not prohibited from procuring institutional financing for facility construction so long as neither the Museum Parcel, the Lease nor the museum facility and fixed improvements are pledged as security. Such financing may be secured by donation pledge agreements. MOSH has confirmed the satisfaction of initial fundraising requirement as of June 30, 2024, but must retain such funds throughout the Construction Term, or utilize them toward the cost of the Museum Project. Evidence shall be provided to DIA semi-annually that the funds remain pledged or on deposit or have been expended on [Direct Costs] of the Museum Project. _____</p> <p>MOSH is also responsible to secure sufficient funding, prior to December 15, 2025, which when coupled with the proposed CIP project funding for the Museum Building, will fully fund construction of the entire Museum Building in accordance with the approved plans therefor. Failure to secure funding adequate to allow MOSH to commence construction of the museum Building by December 31, 2025, and proceed without interruption to completion, subject to extensions as permitted in the RDA and by force majeure, will result in the termination of the RDA and MOSH will have no further rights to development of the Property.</p>
<p>Use of the Museum Parcel:</p>	<p>The facility constructed on the Property will be used by MOSH primarily as a public museum with exhibits, programs and fixed improvements focused principally on science and history including education centered around technology, engineering, and mathematics. Ancillary uses may include a gift shop and food service. MOSH is authorized to charge general admission fees; rental fees for on-site third-party events; specific program charges and tuition for workshop, classroom and educational units provided by MOSH; admission fees for school sponsored visits.</p> <p>The Museum will contain no less than 50,000 square feet of exhibit and gallery space, in addition to classrooms, gift shops, cafés, event space and other facilities. The Museum will be open to the public no fewer than 295 days per year; no fewer than 5 hours/day. It is understood that the activation of the riverfront on a consistent basis is a material inducement to the Ground Lease.</p>
<p>Use of the Joint Use Park Parcel:</p>	<p>The Joint Use Park Parcel shall remain generally open and available for public use as a park, however pursuant to an operating agreement or parks partnership agreement MOSH shall have the non-exclusive right to program such space and on occasion restrict access to portions of the Joint Use Park Parcel for private or ticketed events. MOSH shall be responsible for routine maintenance of the Joint Use Park Parcel, other than Capital Expenditures, may establish rules for its use and shall include the Joint Use Park Parcel within its insurance coverage for all MOSH programs, sponsored or private events. In no</p>

	<p>event shall the Joint Use Park Parcel be permanently gated, fenced or access otherwise restricted to require entry through the Museum. During hours other than (i) Museum Operating hours and (ii) hours of occasional special events sponsored by the Museum after such Operating hours subject to coordination with the Parks and Recreation Department, the Joint Use Park Parcel shall be publicly accessible in accordance with applicable City Park rules for the Riverwalk and adjacent parks space.</p>
<p>Permits:</p>	<p>MOSH will be responsible for obtaining all building and other permits required for the Project, and for the Park Project if MOSH elects to construct the Park Project.</p>
<p>Selected Lease Provisions:</p>	<p>The Lease will include provisions, among others in the standard City Ground Lease, addressing the following:</p> <ul style="list-style-type: none"> a. MOSH will obtain and maintain liability and premises insurance with limits established by City Risk management. The City must be named as an additional insured under each policy. MOSH will annually reimburse the City for the cost of insuring the Project against casualty loss. b. Without the City’s consent, the Lease will not be assigned by MOSH to a third party, nor will MOSH sublease any portion of the Property to a third party; provided, the foregoing will not prohibit MOSH from subleasing any portion of the Property to the Duval County School District for educational purposes, or from renting the facility to third parties for short term events, or from subleasing space to a third-party provider of food service, and the City’s consent will not be required for the same. c. Upon the termination of the Lease for any reason, the City promptly will be let into possession of the Property. Throughout the term of the Lease, title to any permanent exhibits or movable fixtures within the Museum facility will remain with MOSH until the termination of the Lease, whereupon such title will pass to the City. d. Typical lease remedies for default with cure opportunities. e. MOSH will be responsible for all maintenance of the Project and the Museum Project, including capital maintenance and replacements, and during the term of the Lease and shall maintain the Project in clean safe and like new condition throughout the term of the Lease, subject to normal depreciation wear and tear.

	<p>f. MOSH shall have no right to sell or grant naming rights to any portion of the Project visible from public rights of way or pedestrian areas or from the Park Project without the express prior written approval of the City and no grant of naming rights visible from public rights of way or pedestrian areas or from the Park Project shall exceed the lesser of 20 years or the useful life of the improvements funded by the donation. Further, no grant of naming rights internal to the Project and not visible from public rights of way or pedestrian areas or from the Park Project shall exceed the useful life of the improvements funded by the donation or the term of the Lease, whichever is less.</p>
<p>Performance Schedule:</p>	<p>a. June 30, 2024- MOSH to have satisfied fundraising condition which has been satisfied.</p> <p>b. June 30, 2024 – MOSH to have completed the bid process, including the award thereof, for the design of the Project in compliance with CCNA and other applicable state and local procurement laws and ordinances applicable to projects, which has been satisfied.</p> <p>c. June 30, 2024, MOSH to have commenced design of the Museum Project and the Project, which has begun.</p> <p>d. October 31, 2024, MOSH to have completed the Schematic Design Phase and submitted plans to the City for approval.</p> <p>e. March 31, 2025, MOSH to have completed the Design Development Phase for the Project and Museum Project and submitted plans to the City for approval.</p> <p>f. September 30, 2025, MOSH to have completed 100% construction drawings, obtained City approval thereof, submitted applications for all necessary permits to commence construction and prepared construction bid documents.</p> <p>g. December 1, 2025, MOSH to have issued bid solicitation for construction for the Museum Project and the Project.</p> <p>h. Commencement of Construction or termination of RDA. Construction of the museum facility by MOSH must commence no later than December 21, 2025. The commencement of construction or installation of the infrastructure and site work performed by the City or its contractor shall not be deemed the commencement of construction of the museum facility.</p> <p>i. July 31, 2028 – Substantial Completion of construction of all improvements on the Property.</p>

	<p>j. The foregoing deadlines will be subject to extensions of up to a cumulative total of six (6) months granted by the DIA’s Executive Director and an additional up to six (6) months by the DIA Board without additional City approval upon reasonable cause shown by MOSH, and by force majeure. An extension of the Commencement Date shall also apply to the date of Substantial Completion, so that a single extension provided will apply to both simultaneously. All other extensions shall apply only to the performance milestone extended.</p> <p>k. The development of the Property and construction of the museum building will not be phased; however, this provision does not preclude future finishing out of the interior of buildings and other improvements after Substantial Completion. Any future exterior work in the Museum Parcel will be subject to DDRB review. exhibits interior to the building.</p> <p>l. Following entry into the Redevelopment Agreement MOSH will provide to the City, project updates every six months.</p>
City Plan review and comments	Whenever City (including Parks, Public Works and/or DIA) review and approval of plans for the Museum Project, Park Project, or Project Parcel is required by the RDA (as opposed to any code required permitting or DDRB approval which will proceed in the normal manner), the City agrees that such review comments and disapproval, conditional approval or approval shall be provided within thirty days of receipt of digital copies of the required design stage plans. Such comments and approval shall be aggregated and communicated to MOSH through the Director of Public Works on behalf of the identified City departments.
Existing Museum	One hundred and eighty days following the date substantial completion of the new museum facility on the Property has been achieved, the lease and sublease for the existing MOSH museum located at 1025 Museum Circle will be deemed terminated. Prior to termination, MOSH will retain exclusive possession of the existing museum facility for the purpose of packing and removing non-fixed property belonging to MOSH, immediately following which MOSH will vacate the premises and surrender possession to the City. Simultaneously with the termination, the Duval County School District shall relinquish all interests in the premises. Title to and ownership of all structures and fixtures on the premises by MOSH will pass to the City upon the date following the vacating of the premises by MOSH. Notwithstanding the foregoing, in the event existing grant conditions require that the existing facility remain in operation through 2026, MOSH will comply with such grant requirements or cause the same to be released prior to vacation of the current facility.

The provisions of this Term Sheet are intended to guide the parties in negotiating the Lease, the Redevelopment Agreement and any other documents that may be necessary to give effect to the manifest intent of the parties expressed herein.

TAB III.D

RESOLUTION 2024-08-02 FLAMINGO COFFEE

RESOLUTION 2024-08-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE SOUTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO THE FLAMINGO COFFEE ROASTERS, LLC (“GRANTEE”) TO ESTABLISH AND OPERATE A FOOD AND BEVERAGE BUSINESS IN A PROPERTY OWNED BY HANANIA RIVERPLACE, LLC LOCATED AT 1200 RIVERPLACE BOULEVARD JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE SOUTHSIDE CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grantee submitted an application to the DIA under the Core Retail Enhancement Program to facilitate the development of a coffee shop, beer and wine bar, and restaurant establishment in the Southbank District of Downtown Jacksonville; and

WHEREAS, the application was reviewed by the DIA staff and found to be consistent with program guidelines, the BID Plan and CRA Plan for Southbank; and

WHEREAS, the DIA is authorized to utilize the Southside Tax Increment District funds, in accordance with the CRA Plan, to foster the redevelopment of the Southside Community Redevelopment Area; and

WHEREAS, to assist the Grantee with build out costs for the purpose of establishing Flamingo Coffee Southbank (“the Project”) the DIA proposes to provide a Grant (forgivable loan secured by a note) in an amount not to exceed FIFTY-THREE THOUSAND FOUR HUNDRED THIRTY DOLLARS and 00/100 (\$53,430.00) to the Grantee; and

WHEREAS, the financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A to this Resolution; and

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 hereby approves the award of a Retail Enhancement Grant in the amount of \$53,430.00 from the Southside TID to the Grantee to be provided in accordance with the term sheet attached hereto as Exhibit A.

Section 3. The Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Chairman

Date

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

Exhibit A:

**CORE RETAIL ENHANCEMENT PROGRAM GRANT
TERM SHEET**

FLAMINGO COFFEE ROASTERS, LLC
1200 Riverplace Blvd.
Jacksonville FL 32207

Project Name: FLAMINGO COFFEE SOUTHBANK

Applicant/Grantee: FLAMINGO COFFEE ROASTERS, LLC "Tenant"
Mr. Donald Webb - COO
Mr. Paul Carr - CEO

Total Build Out: \$ 157,950

Total Eligible Costs: \$ 152,950

Eligible Funding: **\$53,430**

Project: Tenant improvements for an approximately 1,781 square foot coffee, beer, and wine bar and restaurant located in the Southbank District of the Southside CRA. The property is owned by HANANIA RIVERPLACE, LLC and will be leased by Tenant for a period of seventy-two (72) full calendar months following the Commencement Date.

The applicant is expected to remain in business in the location at these service levels for a minimum of three (3) years.

City Funding: No more than **\$53,340**, through the Southside CRA, as follows:

Infrastructure: No City of Jacksonville or CRA infrastructure funding or support is requested.

Land: No City of Jacksonville or CRA land or building is requested.

Loans: No City of Jacksonville or CRA loans have been requested.

Core Retail Enhancement Program Grant: \$53,340 from the Retail Enhancement Program funding of the Southside CRA. The award will be structured as a forgivable, 0% interest grant (forgivable loan secured by a note) that will amortize at 33.33% each year following closing for three (3) years, with the full remaining balance forgiven at the end of the third year, so long as no event of default exists.

The Applicant acknowledges that these Grant funds are awarded and shall be used in accordance with the Core Retail Enhancement Program guidelines.

Minimum Capital Contribution:

- A) The minimum total capital contribution through completion to remain eligible for the Basic REP Grant is \$142,000 and listed in Figure 1 below. Such costs will exclude soft costs such as General Conditions, General Requirements, Overhead, Insurance, and similar expenditures not contributing to the hard costs of construction.
- B) The total minimum construction costs shall also exclude costs incurred for furniture and any equipment not affixed to the property. Any equipment affixed to the property included in this total must remain on the property through the compliance period of the forgivable loan agreement.

Performance Schedule:

- A) Redevelopment Agreement to be executed within thirty (30) days of the DIA Board Approval Date which shall establish the Redevelopment Agreement Effective Date.
- B) Commencement of Construction: Within six (6) months following the Redevelopment Agreement Effective Date, Applicant commits to Commencement of Construction, meaning receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has actually commenced buildout type work.
- C) Substantial Completion: Within twelve (12) months following the Commencement of Construction Date, as defined above, Grantee shall provide evidence of completion of construction, payment of all subcontractors, material providers, and laborers, and receipt of licensing necessary to conduct the business as outlined in the application submitted.
- D) The DIA CEO will have the authority to extend this Performance Schedule, at the CEO's discretion, for up to three (3) months for good cause shown by the Applicant. Any extensions to the Commencement Date shall simultaneously have the same effect as extending the Completion Date.

Additional Commitments:

- 1. Applicant shall establish business operations following the description as outlined in the application and as Project above. The build out shall be materially consistent with the renderings and images included below in Figure 2.
- 2. All rehabilitation work and design features must comply with all applicable city codes, ordinances, the established Downtown Development Review Board Guidelines and the Downtown Zoning Overlay.
- 3. Personal Guaranty of payment and performance obligations in the event of default to be provided by Donald Webb on behalf of the Tenant.
- 4. Per Core REP guidelines, the award will be structured as:
 - a. Zero-interest, Grant agreement, payable upon Substantial Completion of the work and receipt by DIA of invoices for goods and services rendered and proof that recipients paid for such goods and services.

- b. No interest shall accrue upon the principal of the total grant amount, with the principal forgiven monthly in equal amounts monthly over a three (3) year period.
- c. The total principal balance will amortize at 33.33% per year following closing for three (3) years, with the full remaining balance forgiven at the end of the third year, so long as no event of default exists.
- d. At the end of thirty-six months, the Grant shall be entirely forgiven on the condition that the business remains in operation as proposed, improvements are installed and maintained in reasonably good condition, all taxes are maintained in current status with no tax certificates, and no City Code violations are incurred during the compliance period.
- e. If it is determined that the recipient(s) is in default, full payment of any unamortized balance remaining on the grant may be demanded.

Conditions:

This Term Sheet is limited by the following conditions:

A) Prior to funding:

1. Applicant to provide evidence of Substantial Completion, as required above; and,
2. Applicant to provide evidence of business articles of incorporation, and licensure prior to funding; and,
3. Applicant to provide executed lease with landlord, Hanania Riverplace, LLC prior to funding; and,
4. Downtown Investment Authority to receive copies of all necessary permits and invoices and other documentation as may be requested in evidence of eligible expenditures.

B) Throughout the Compliance Period:

1. Continuing operation of the Project as a coffee, beer, and wine bar and restaurant as found in the business plan submitted with the application is required during the term of the agreement; and
2. Annual financial summary and reporting is required to demonstrate compliance with terms and conditions as approved; and
3. The Project will maintain not less than two full-time employees throughout the term of the agreement for a minimum of thirty-two (32) operating hours per week during which the doors must be open at all times.
4. There may be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract..

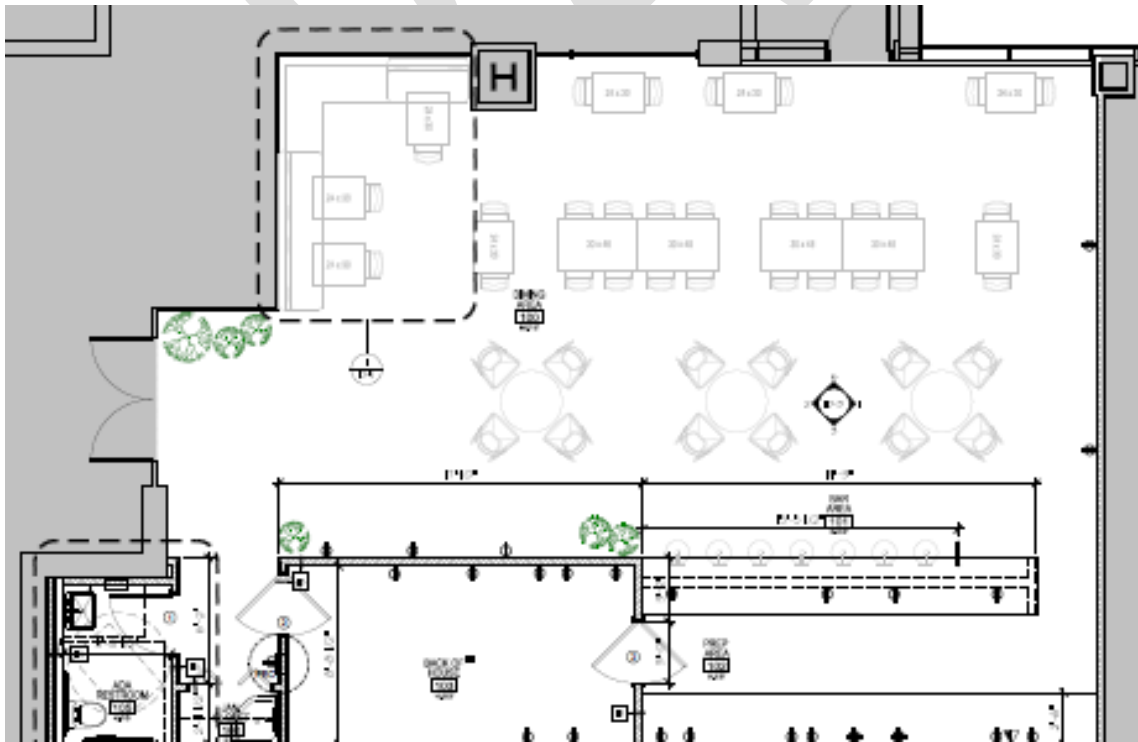
Figure 1 – Construction Budget as Submitted:



Flamingo Coffee Southbank Construction Budget

Architectural Drawings	(Non Eligible)	\$5,000
Electrical		\$26,000
Plumbing		\$18,000
HVAC		\$16,500
Framing/Drywall		\$45,000
Tile		\$9,500
Flooring		\$10,500
Millwork		\$6,750
Storefront Door		\$8,000
Interior Doors		\$3,500
Lighting		\$2,200
Trim		\$3,500
Fire Alarm		\$3,500
	TOTAL	\$157,950

Figure 2 – Renderings and Floorplan as Submitted:



SUPPLEMENTAL INFORMATION

RESOLUTION 2024-08-02 FLAMINGO COFFEE STAFF REPORT



Downtown Investment Authority

DIA CORE RETAIL ENHANCEMENT PROGRAM

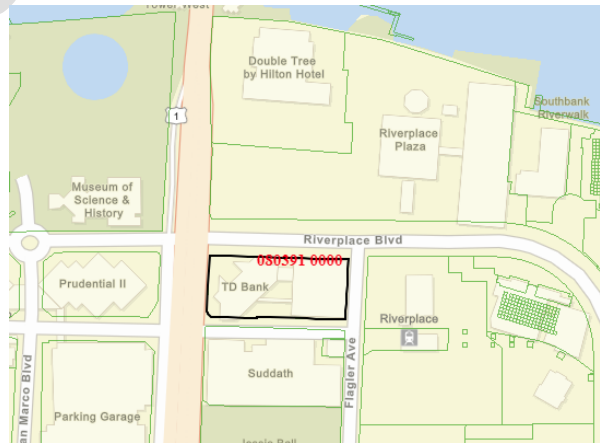
“Flamingo Coffee”
1200 Riverplace Blvd 32207
Flamingo Coffee Roasters, LLC
August 15th, 2024

Project Name/Location:	Flamingo Southbank 1200 Riverplace Blvd
Applicant:	Flamingo Coffee Roasters, LLC (“Tenant”) Donald Webb, COO Paul Carr, CEO
Project Location:	1200 Riverplace Blvd Jacksonville FL 32207
Total Build Out Costs (estimate):	\$157,950
Total Eligible Build Out Costs:	\$152,950
Eligible Funding:	\$ 53,430

Project Description:

The applicant, Flamingo Coffee Roasters, plans to develop an upscale coffee bar very similar to their existing successful venture, Flamingo Coffee in the Murray Hill neighborhood of Jacksonville. The food and beverage concept will offer specialty coffee, a curated beer & wine menu, and modern fast casual food options in a clean, upscale casual setting.

The building at 1200 Riverplace Boulevard was purchased in 2021 and the build out of the first floor space for Flamingo Coffee is part of the ongoing plan by the new owners, Jacksonville based Hanania family, to upgrade the building and it’s occupancy, including the retail.



Business Plan Summary:

The concept for the new Flamingo in Downtown Jacksonville is very similar to the successful original. located in Murray Hill – extraordinary service, specialty coffee, a curated beer & wine menu, modern fast casual food options, and a unique environment. The original



Flamingo opened in 2018 as a beer and wine bar. As that commercial corridor began to develop and then covid arrived, Flamingo added a small food and coffee menu, which has developed into a coffee roasting and distribution arm of the business. The Southbank store will be very similar while catering to a clientele that includes office workers and residents of high-rise condos instead of bungalows.

The operators are very clear on their target market and marketing plan and provided reasonable financial projections, mostly based on existing operations. With a proven concept and successful operators, Flamingo is well poised to launch this new operation with the strong support of the building owners.

Key Personnel/Project Development Team:

Donald Webb, COO, will focus mainly on the business operations of Flamingo Coffee. He has been the owner/operator of Flamingo Murray Hill for the past 6 years. Prior to that he spent 5 years working at Bold Bean as a barista and wholesale director. Donald is also head of design for Flamingo Coffee.

Paul Carr, CEO, focuses on the concept and growth of the Flamingo group, as well as the roasting part of the business. He spent 6 years at Bold Bean as a barista and head trainer. Paul heads up training for all staff as well.

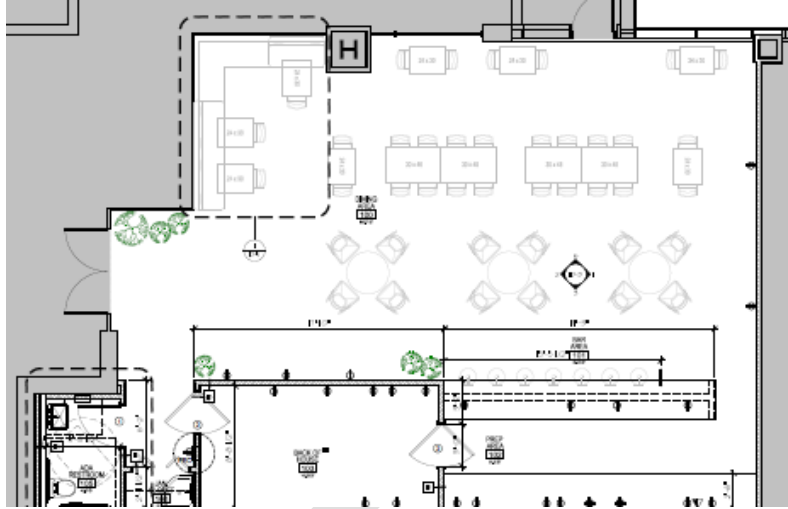
Natalia El-Ghali, Store Manager, will be the day-to-day manager for the Southbank location of Flamingo Coffee. She has been with Flamingo for two years and has a total of 10 years in the industry. Natalia is a great team leader and shares the same vision for Flamingo as the rest of the team.



Additional staffing plan:

Several current key employees will assist in the hiring and training of new staff as the project gets closer to completion.

Flamingo Southbank plans to hire at least five (5) Bartender/Baristas and at least two (2) Kitchen Staff. The Flamingo Group takes both training and well-being of their staff seriously providing competitive wages, health insurance and a 401K among other benefits not often found in food & beverage employment.



Operating Plan:

Similar to Murray Hill, the service at Flamingo will be at the counter and hours of operation extensive. In an effort to take advantage of a strong office environment, nearby hotel guests, and neighbors in the condo towers and newly finished apartments, Flamingo Southbank will be open seven (7) days a week. Their current plan is to be open the following hours:

Day of the Week	Open	Close
Sunday	7:00 am	10:00 pm
Monday	7:00 am	10:00 pm
Tuesday	7:00 am	10:00 pm
Wednesday	7:00 am	10:00 pm
Thursday	7:00 am	10:00 pm
Friday	7:00 am	12:00 am
Saturday	7:00 am	12:00 am

Target Market and Market Summary:

The Flamingo is focused on the Southbank’s local-based clientele. The Downtown office market may be the newest to the Flamingo brand, though many of their Murray Hill customers also work Downtown. Sharing the lobby of the 10-story Hanania Building with a sandwich deli that closes at 3pm allows Flamingo to be the premier food and beverage establishment to those floors but will also serve as a destination for those in the surrounding office buildings.

The residents of the Southbank, both in the high-rise condominiums and apartment buildings all within a short walk, are also identified as a market for the Flamingo. In addition to a light meal, cup of coffee, or evening glass of wine, the Flamingo will also offer coffee beans or grounds, cold brew growlers and package beer and wine for those residents.

Finally, the general public and visitors to both the hotels and hospitals within a short walk are also a market for the Flamingo’s offerings and atmosphere.

The general market for this type of concept is growing every day but while the Central Business district offers multiple premium coffee shops, the Southbank has very few. Apart from the Starbucks inside the Hospital and a Panera on Hendricks Avenue, San Marco Square is the next closest location for a similar product.

Operating Budget:

The applicant provided three years of projected profit and loss statements. The projected revenue of \$460,404 is based on reasonably projected cover counts and an average transaction amount. This was also cross checked and adjusted based on six years of receipts at the original Flamingo. The cost of goods sold, labor and other operating expenses are also reasonable and average for this type of establishment.

Property Consideration and Development Budget:

The building at 1200 Riverplace Boulevard was built in 1982 and for many years was the Corporate Headquarters of Jacksonville based Steinmart, as well as the home of several banks with drive thru service. In 2021 it was purchased by Hanania Riverplace, LLC. Together, the tenant and Landlord will be refurbishing a space that was previously home to a bank tenant. The total budget for the renovations is 157,950 with 152,950 being considered eligible costs.

Scoring Rubric Recommendation:

The primary criteria for approval of any retail incentive is the feasibility of the business plan. A successful business plan will be one that conveys the most promising combination of relevant experience, financial feasibility, product and market research, growth potential and job creation. A minimum score of 30 points out of 55 points possible is required to have the proposed project referred to the REPD Committee for funding consideration. Staff scored the application and business plan on the following categories:

- A. Business Plan (see point breakdown below) – (up to 40 points)

Categories	Points Available	Points scored
The plan shows good short-term profit potential and contains realistic financial projections	10	7
The Business Plan was comprehensive and detailed and is being implemented by experienced operators. Because it is in an office building, but does have some street and sidewalk exposure, it will take time to build business from outside the building but the business plan recognizes that and shows justified sales improvement in years two and three.		
The plan shows how the business will target a clearly defined market and its competitive edge	5	4

The operators of the Flamingo are familiar with the business, area and market. This location is even more focused on those aspects and unique to the Southbank.		
The plan shows that the management team has the skills and experience to make the business successful	10	8
The ownership team has been working together for 6 years and have experience in the same field prior to that. This will be their second location.		
The plan shows that the entrepreneur has made or will make a personal (equity) investment in the business venture	10	8
The cost of improvements will be borne by the building owner and Flamingo, which will use cashflow from their existing operation and an investor.		
Number of FTE job positions created in excess of the required two (2) positions	5	3
The establishment expects to hire eight (8) staff members though not all will be working at the same time.		
TOTAL	40	30

B. Expansion of the local property tax base by stimulating new investment in existing Downtown properties (up to 5 points for properties five years and older and an additional 5 points if the property is a historic property (local landmark status or contributing structure status) – maximum of 10 points)

Properties	Points Available	Points scored
1200 Riverplace	5	3
Historic Property	5	N/A
Over the past three years of ownership, Hanania Riverplace, LLC has work to upgrade the building and its occupants. As the banking sector lessens their retail footprint, this is a great reactivation of the space and a benefit to the building tenants.		
TOTAL	10	3

C. Expansion of the state and local sales tax base by increasing sales for new or existing shops (up to 5 points)

Expansion of sales tax	Points Available	Points scored
Bar/Restaurant	5	3

This business projects operations revenue of \$460,404 in year one and increasing to \$575,505 in year two. The location was part of a former tenants bank lobby which makes this a strong net positive to the sales tax base.

TOTAL	5	3
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TOTAL	55	36
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With a score of 36, the subject proposal qualifies for consideration by the REPD Committee. Staff review of the application also indicates the proposed project meets the Redevelopment Goals within Downtown Jacksonville as outlined below:

Goal 1: Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business.

Goal 3: Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Core REP Consideration:

The Retail Enhancement Program offers several funding levels based on location, and in some cases, type of establishment. The Flamingo Southbank is in the Core Retail Enhancement Area which offers eligible businesses and properties a maximum of \$30 per square foot with the limiter being no more than 50% of eligible costs.

The eligible costs from the construction budget are \$157,950 therefore the square foot calculation will be used. Accordingly, maximum funding eligibility is limited to \$53,430.

Type	Eligible Square Foot (interior)	Total Maximum funding
Core REP	1,781 sf X \$30 sf = \$53,430	\$53,430

Property Tax Consideration:

Property taxes are current on the property, and the building is within the Southbank neighborhood.

FAB-REP Additional Conditions:

1. No interest shall accrue upon the principal of the total REP forgivable loan amount with principal forgiven over a three (3) year period.

2. In the absence of default, the total principal balance will amortize 33% each year of the compliance period.
3. At the end of three years, the forgivable loan shall be forgiven in its entirety on the condition the improvements are installed and maintained in reasonably good condition, and no City Code violations are incurred during the compliance period.
4. If it is determined that the recipient(s) are in default, interest and full payment of the forgivable loan may be demanded, subject to applicable cure periods.
5. Further approvals of exterior improvements may be required by the Downtown Development Review Board.

See the Term Sheet, Exhibit A to Resolution 2024-08-02, for additional information on proposed terms and conditions.

DRAFT

EXHIBIT 1. – Example Menu



edibles		coffee	
breakfast burrito	\$8	drip	\$3.25
flour tortilla, two scrambled eggs, crispy hash browns, cheddar cheese, salsa		cold brew	\$5
+ add chorizo \$2		espresso	\$3.25
+ add bacon \$2		espresso w/ milk	\$4
+ add avocado \$1.50		cappuccino	\$4.25
breakfast sandwich	\$7	latte	\$4.75
croissant, two scrambled eggs, cheddar cheese, crispy bacon		americano	\$3.75
+ add avocado \$1.50		pour over	MKT
chia overnight oats (vegan)	\$5	chemex	MKT
vanilla overnight oats w/ chia seeds, oat milk, banana, and coconut		syrops +\$1	milks
+ add berries \$1		vanilla	whole
smoked lax bagel	\$10	honey	skim
everything bagel, cream cheese, smoked salmon, capers, pickled onions, lemon zest, chives, dill		chocolate	1/2 & 1/2
acai bowl	\$9	lavender	oat +\$1
acai, granola, banana, strawberry, coconut, agave		seasonal	almond +\$1
chicken salad sandwich	\$9		tea
croissant, rotisserie chicken, mayonnaise, dijon mustard, celery, onion, dill		r	
mediterranean chicken salad	\$14	matcha tea	\$3.75
romaine lettuce, grilled chicken, cucumber, tomato, red onion, avocado, olives, lemon		matcha latte	\$5
rotating charcutrie board	\$18	chai	\$3.75
cake donut	\$4	chai latte	\$5
blueberry muffin (vegan + gf)	\$5	chamomile	\$3.50
sprinkle cookie	\$5	crescent green	\$3.50
strawberry plum scone	\$7	sunstone black	\$3.50
blueberry almond cake	\$7	rosella	\$3.50



beer

miller lite	\$4.50
bell's two hearted ipa	\$6
pbr	\$4
yuengling	\$4
lagunitas ipa	\$6.50
white claw	\$5
coor's banquet	\$4.50
congaroe and penn	\$6.50
dale's pale ale	\$6
ranch water	\$7
hardbody	\$7
vodka transfusion	\$7
shiner bock	\$5.50
tecate	\$4
imperial	\$4.50
urban artifact teak sour	\$6
founder's porter	\$6
manifest spritz	\$7
manifest mule	\$7
manifest daiquiri	\$7
allogash white	\$6
athletic run wild NA ipa	\$6
athletic life NA	\$6

bushido shot
snow angel
lucky dog
little sumo

bird blend 12oz
ethiopia 12oz
colombia 12oz
costa rica 12oz
brazil 12oz
shirt
mug

sake

GRAPE ABDUCTION \$12/\$25

ŠTARJERSKA, SLOVENIA 2021
PINOT BLANC, YELLOW MUSCAT
VIBRANT, LYCHEE, FLORAL, CITRUS
HOUSE

DELINQUENTE 'TUFF NUTT' \$30

RIVERLAND, AUSTRALIA 2023
BIANCO D'ALESSANO PET-NAT
TROPICAL FRUIT, CITRUS, BRINEY

DELINQUENTE 'HELL' \$18/\$35

RIVERLAND, AUSTRALIA 2022
MALVASIA, SKIN CONTACT
TROPICAL, FUNKY, STONE FRUIT

retail

WHITES

ROSÉ

GRAPE ABDUCTION ROSÉ \$12/\$25

ŠTARJERSKA, SLOVENIA 2022
ŽAMETNA ČRNINA
WILD BERRY, VIOLET, FRUITY, ACIDIC
HOUSE

AGRI SEGRETUM CININO \$35

UMBRIA, ITALY 2022
SANGIOVESE PET-NAT ROSÉ
FRESH, BRIGHT, FRUITY

\$5 CORKAGE FEE



EXHIBIT 2. – Build-out Costs



Flamingo Coffee Southbank Construction Budget

Architectural Drawings	(Non Eligible)	\$5,000
Electrical		\$26,000
Plumbing		\$18,000
HVAC		\$16,500
Framing/Drywall		\$45,000
Tile		\$9,500
Flooring		\$10,500
Millwork		\$6,750
Storefront Door		\$8,000
Interior Doors		\$3,500
Lighting		\$2,200
Trim		\$3,500
Fire Alarm		\$3,500
	TOTAL	\$157,950

TAB III.E
RESOLUTION 2024-08-03 MILAN HOWARD

RESOLUTION 2024-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF DIA CODE COMPLIANCE SUPPORT GRANT AGREEMENT TO MILAM, HOWARD, NICANDRI & GILLAM, PA (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at their August 16, 2023, meeting the Downtown Investment Authority (“DIA”) approved Resolution 2023-08-13 establishing the DIA Code Compliance Support Program, to provide funding for existing property owners and tenants within the DIA boundary for required compliance with newly enacted code requirements as noticed by a public body, with funding provided through the Downtown Northbank CRA Redevelopment Trust Fund or as may be reallocated from the Downtown Economic Development Fund by the DIA in its capacity as the Downtown Economic Development Agency; and

WHEREAS, the Applicant owns eligible property located at 14 E. Bay Street (RE# 074457-0010) within the Downtown Northbank CRA and applied for funding under the DIA Code Compliance Support Program to facilitate required upgrades to the elevator system and related infrastructure; and

WHEREAS, the application was reviewed by the DIA staff, found to be consistent with program guidelines and the BID Plan and Northbank CRA Redevelopment Plan; and

WHEREAS, the DIA Strategic Implementation Committee, at their meeting of August 16, 2024, voted to recommend approval of the subject application to the DIA Board; and

WHEREAS, to assist the Grantee in making upgrades to the elevator system and related infrastructure of the commercial building located at 14 E. Bay Street (the “Project”) the DIA proposes to provide a Grant in the form of a forgivable loan in an amount not to exceed FORTY-FOUR THOUSAND FIVE HUNDRED FORTY-FIVE DOLLARS (\$44,545.00) to the Grantee; and

WHEREAS, the financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A to this Resolution,

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 hereby finds that the Project supports the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal Number 1: Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business.
 - Improve the occupancy rates of existing Downtown commercial office buildings
 - Facilitate restoration and rehabilitation of Downtown’s historic building stock for productive commercial office use
- Goal Number 5: Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.
 - Promote safe and equitable access to all Downtown facilities by improving access to buildings and other properties, amenities, transit, events, and attractions; by eliminating obstacles; and by designing for all ages and abilities.
- Goal 8: Simplify and increase the efficiency of the approval process for downtown development and improve departmental and agency coordination.
 - Continually look for ways to simplify application and permitting processes.

Section 3. The DIA, [in its capacity as the Downtown Economic Development Agency](#), hereby awards a DIA Code Compliance Grant to Grantee in an amount not to exceed \$44,545 from the [Downtown Economic Development Fund Combined Northbank TID](#) in accordance with the terms of the term sheet attached hereto as Exhibit A.

Section 4. The Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

Section 5. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness	Patrick Krechowski, Chairman	Date
---------	------------------------------	------

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

DRAFT

**EXHIBIT A - TERM SHEET
Resolution 2024-08-03**

**Milam, Howard, Nicandri & Gillam, PA
14 E Bay Street
Code Compliance Support Program**

Project Name: 14 E Bay Street
Applicant: Milam, Howard, Nicandri & Gillam, PA
Erin Juzapavicus, Owner’s Representative

Project Location: 14 E Bay Street
Jacksonville, Florida 32202

Estimated Budget: \$89,090
Eligible Code Compliance Costs: \$89,090
Maximum Grant Funding: \$44,545

Project: Elevator Modernization for 14 E Bay Street in accordance with the application received, materially consistent narrative and budget found in FIGURE 1., subject to DIA Board approval [in its capacity as the Downtown Economic Development Agency](#).

DIA Funding: Not more than \$44,545, Grant to be documented as a forgivable loan and funded through the [Downtown Economic Development Fund](#) ~~Downtown Northbank Combined CRA~~.

Infrastructure: No City of Jacksonville or CRA infrastructure funding or support is requested.

Land: No City of Jacksonville ~~or CRA~~ land or building is requested.

Loans: No further City of Jacksonville or CRA loans have been requested.

Façade Grant:

- Maximum funding limited to the lesser of 50% of actual costs incurred on eligible improvements as supported by invoices as approved by the DIA, with funding to not exceed \$44,545.
- Eligible costs are those outlined in Figure 1 below and are further limited to expenditures made on improvements to the elevator and associated infrastructure.
- The Grant will be funded following submission and processing of a funding request form following completion of the work.
- Work shall be inspected for compliance with the application as submitted, and all invoices or other documentation satisfactory to the DIA in its sole discretion must be submitted for satisfactory review and approval by DIA Staff to demonstrate all contractors and subcontractors performing work on the Project have been paid in full.
- The Grant approval is contingent upon the following:

RESOLUTION 2024-08-03

1. Only work on the elevator and associated infrastructure as outlined in the application submitted is eligible for reimbursement.
2. Applicant to provide documentation demonstrating compliance with the relevant updated code requirements.
3. Applicant must be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or non-compliance).
4. The property being improved may not have any outstanding liens or violations from the City of Jacksonville.
5. Applicant must not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property from which the grant is sought or other similar rehabilitation grants.
6. Applicant agrees to utilize City-approved JSEBs for renovation work associated with the grant where possible.
7. Must maintain the improvements in good repair.
8. All improvements must adhere to Downtown Overlay Zone and Downtown District Use and Form Regulations, and DDRB approvals, as applicable.

Performance Schedule:

1. Code Compliance Grant Agreement or appropriate loan document to be executed not later than six (6) months of approval by the DIA Board which will establish the Code Compliance Grant Agreement Effective Date.
2. Commencement of Construction of Improvements: Within three (3) months following the Grant Agreement Effective Date, Applicant commits to commencement of construction, meaning receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has begun work in earnest.
3. Substantial Completion: Within twelve (12) months following Commencement of Construction as defined above.
4. The DIA CEO will have authority to extend this Performance Schedule, at the CEO's sole discretion, for up to three (3) cumulative months for good cause shown by the Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Substantial Completion Date simultaneously.

Conditions:

This Term Sheet is limited by the following conditions:

1. Downtown Investment Authority to receive copies of any necessary permits, invoices, cancelled checks or documentation from other methods of payment, and other items as may be requested by the DIA in its sole discretion as evidence of eligible expenditures; and
2. Annual reporting required to demonstrate compliance with terms and conditions as approved; and

3. There may be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract.

DRAFT

FIGURE 1. CODE COMPLIANCE IMPROVEMENTS

Scope of Work	Amount
TKE Modernization	\$76,499
AC for Elevator Mechanical Room	\$536
ECT for wiring upgrades	\$6,250
Johnson Controls for wiring upgrades	\$5,805
Total	\$89,090
50% Maximum Funding	\$44,545

DRAFT

SUPPLEMENTAL INFORMATION
RESOLUTION 2024-08-03 MILAN HOWARD STAFF REPORT

**DIA STRATEGIC IMPLEMENTATION COMMITTEE
STAFF REPORT – CODE COMPLIANCE SUPPORT PROGRAM**

Project Name: 14 E Bay Street

Applicant: Milam, Howard, Nicandri & Gillam, PA
Erin Juzapavicus, Owner’s Representative

Project Location: 14 E Bay Street
Jacksonville, Florida 32202

Estimated Rehabilitation Budget:	\$89,090
Eligible Code Compliance Costs:	\$44,545
Maximum Grant Funding:	\$ 44,545

Program Description:

The DIA Code Compliance Support Program was established August of 2023 to make it easier for property owners and small businesses in Downtown Jacksonville to comply with newly enacted code requirements related to Life Safety, compliance with ADA, MEP behind walls and Environmental Remediation as noticed by a Public Body.

The maximum funding amount for each application shall be limited to the lesser of 50% of eligible costs or \$100,000, or such other lesser amount as the DIA Board determines as appropriate in its sole discretion.



Project Description:

The applicant, Milam, Howard, Nicandri & Gillam, PA, purchased the 10,509 square foot building located at 14 E Bay Street in December 2017 and performed a major renovation prior to occupancy. The building, first built in 1902 as the Knight Crockery Company building, is located in

the Central Core neighborhood within the Northbank CRA, next door to the Dyal Upchurch Building. The law firm of the same name is the sole occupant.

The applicant was informed by its elevator monitoring and repair vendor, TKE, that regulations relating to the Safety Code for Existing Elevators and Escalators promulgated under ASME A17.1.2020 will go into effect by August of 2025. (“ASME” is the recognized abbreviation for the American Society of Mechanical Engineers.) The regulation change requires the elevator and its infrastructure to be updated as quoted by TKE in Attachment 1: Modernization Plan. This change in regulation is confirmed by the Florida Dept. of Business and Professional Regulation (DBPR), Chapter 61C-5, Florida Elevator Safety Code, and in the Florida Administrative Register, Volume 49, Number 179, September 14, 2023.

Figure 1. – Rehabilitation Budget

Scope of Work	Amount
TKE Modernization	\$76,499.31
AC for Elevator Mechanical Room	\$536.43
ECT for wiring upgrades	\$6,250.00
Johnson Controls for wiring upgrades	\$5,804.72
Total	\$89,090.46
50% Requested	\$44,545.23

Program Considerations:

In review of this application, it is determined that the property and applicant meet the following requirements:

1. The property owner received notification of an impending bona fide Code Compliance requirement in the Florida Elevator Safety Code that takes effect August 1, 2025.
2. This application was submitted by the property owner who is responsible for compliance.
3. All property taxes are current, the building has been on the tax rolls for more than the previous three years, and it is free of municipal liens or violations.
4. The property is located in the DIA boundaries within the Northbank CRA.

Type	Total Project Costs	Eligible Costs	Total Maximum funding via eligible costs calculation
Code Compliance	\$89,090	\$89,090	\$44,545

Funding eligibility is determined as the lesser of 50% of eligible costs (\$89,090 X .50% = \$44,545), or the maximum funding limit of \$100,000. Although the property is a contributing structure to the Downtown Jacksonville National Historic District, the Code Compliance Program does not offer a funding boost for historic properties. Accordingly, maximum eligibility is determined to be \$44,545 for these required Code Compliance improvements.

Eligibility for funding under this program must be demonstrated to not be the result of any of the following:

ELIGIBILITY REQUIREMENT	Y	N
a. Satisfaction of City liens in any manner.		✓
b. Deferred maintenance.		✓
c. Acquisition of new property or establishment of a new business.		✓
d. Discretionary modifications or upgrades.		✓
e. Change of use and therefor new code requirements.		✓
f. Satisfaction of code violations brought about by work performed on the property following issuance of Certificate of use, or for any other reason.		✓

Funding and compliance under the DIA Code Compliance Support Program in the amount of \$44,545 are subject to:

- The Code Compliance Program grant agreement, or appropriate forgivable loan document, is to be executed not later than six (6) months from approval by the DIA Board which will establish the Agreement Effective Date.
- Thereafter, Commencement of Construction of Improvements shall occur, if not already completed, within three (3) months following the Agreement Effective Date.
- The Code Compliance Agreement shall allow the DIA CEO to extend the performance schedule for up to three (3) months in her sole discretion for good cause shown by Applicant.
- Disbursement will be made following completion and inspection of the work by DIA Staff, to be supported by invoices, or other documents which may be required, submitted that evidence the actual expenditure made to complete the project substantially in accordance with the application as submitted.
- Must maintain the improvements in good repair and make ad valorem tax payments for a minimum period of three years from the date of funding.
- Funding under the Code Compliance Program amortizes at 33.33% per year, with the final balance forgiven at the end of the third year.
- Other terms and conditions as found in the Ex. A Term Sheet to resolution 2024-08-03.

TAB III.F

RESOLUTION 2024-08-05 NB CRA BT UNALLOCATED TO GEN FUND

RESOLUTION 2024-08-05

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING THE LAPSE TO THE GENERAL FUND OF \$250,000 CURRENTLY APPROPRIATED IN FY 23-24 AS UNALLAOCATED PLAN AUTHORIZED EXPENDITURES; REQUESTING APPROPRIATION TO THE DOWNTOWN ECONOMIC DEVELOPMENT FUND OF A LIKE AMOUNT IN THE ANNUAL 24-25 BUDGET; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the Northbank Community Redevelopment Area pursuant to Ordinance 2012-0364; and

WHEREAS, as the Community Redevelopment Agency, the DIA is responsible for developing, approving, and implementing the budget for the Combined North Bank Community Redevelopment Area; and

WHEREAS, the adopted FY 2023-2024 budget for the Combined Northbank has approximately \$1,033,411 remaining in Unallocated Plan Authorized Expenditures comprised of \$254,177 of unencumbered/uncommitted FY 23-24 annual budget appropriation; \$702,477 from fiscal year appropriation of Investment Pool Earnings by City Council pursuant to s. 106.347, Jacksonville Code of Ordinances; and \$76,756 of funds remaining after the payment of Financial Obligations that pursuant to s. 106.342(4), Jacksonville Code of Ordinances, become Unallocated Plan Authorized Expenditures budget for future allocation or transfer by the DIA; and

WHEREAS, the DIA has determined that programming and enhanced maintenance of Downtown parks, while a priority of the DIA, should not be funded from the CRA but rather from the Downtown Economic Development Fund when needed; and

WHEREAS, the DIA has agreed to allow \$250,000 of the Northbank FY 23-24 appropriated budget for Unallocated Plan Authorized Expenditures to lapse to the General Fund at fiscal year-end; and

WHEREAS, DIA is requesting that City Council appropriate \$ 250,000 in the City’s FY 24-25 budget to the Downtown Economic Development Fund for downtown Parks Programming and Maintenance,

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. By approval of this Resolution, the DIA in its capacity as the CRA for the Combined Northbank Community Redevelopment Area is authorizing the lapse or transfer of \$250,000 of FY 22-23 budgeted Unallocated funds to the General Fund at fiscal year-end thereby effectuating the following budget transfer:

From:	Unallocated
Amount:	\$250,000
To:	General Fund

Section 3. The CEO is authorized and instructed to take all necessary action to effectuate the purpose of this Resolution, including execution of BT forms if necessary.

Section 4. DIA hereby requests that City Council appropriate \$250,000 in the City's FY 24-25 budget to the Downtown Economic Development Fund for downtown Parks Programming and Maintenance.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.G
RESOLUTION 2024-08-06 RISE DOR ERR GRANT

RESOLUTION 2024-08-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING THE FUNDING OF AN EMERGENCY RAPID RESPONSE GRANT IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) TO JACKSONVILLE PROPERTIES I, LLC (“DEVELOPER”) FOR DEMOLITION AND REMOVAL OF THE FIRE DAMAGED BUILDING KNOWN AS THE “RISE-DORO” THROUGH THE C.R.A.; PROVIDING PARTIAL FUNDING FOR THIS GRANT THROUGH THE TRANSFER OF THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) FROM DOWNTOWN DEVELOPMENT LOANS AS ILLUSTRATED BY EXHIBIT ‘A’; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTICE CHANGES TO EXHIBIT ‘A’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jacksonville Properties I, LLC, a single purpose entity created by RISE: a Real Estate Company (“RISE” or “Developer”) for the purposes of the subject development has ownership of real estate parcels located principally at 930 Adams St E at the intersection with A. Philip Randolph Blvd, within the Sports and Entertainment District of the Downtown Northbank Community Redevelopment Area through a ground-lease investor; and

WHEREAS, Developer was nearing completion on a mixed-use, residential apartment complex on the site located principally at 102 & 128 A. Philip Randolph Blvd before the development was largely destroyed by fire in January 2024, and

WHEREAS, Developer responded quickly to damage caused by the fire and initiated rapid demolition of the affected structure to minimize risk to the public and to minimize business disruption to the surrounding business community, stadiums, arena, and public parking structures, and incurred substantial additional cost in taking the quick response measures; and

WHEREAS, as a Community Redevelopment Agency, DIA is charged by Florida Statutes via the Community Redevelopment Act with removing blight from the Combined Northbank Community Redevelopment Area, and is authorized by Florida Statutes to demolish and remove buildings in furtherance of blight removal; and

WHEREAS, the fire-damaged Rise-Doro building not only had a blighting influence on the Combined Northbank Community Redevelopment Area, but its presence directly and negatively affected adjoining businesses; and

WHEREAS, pursuant to the CRA Redevelopment Plan as updated in 2022, as the C.R.A. for Downtown Jacksonville, the DIA has six (6) primary functions, including carrying out of economic development activities; and

WHEREAS, via Resolution 2024-06-01, the DIA approved a term sheet for the redevelopment of the Rise-Doro building, which included an Emergency Rapid Response Grant in the amount of \$1,000,000; and

WHEREAS, in light of the financial constraints of the City owing to current financial obligations as well as a lower than anticipated ad valorem taxes to be received in FY 24-25, the C.R.A has been requested to directly fund the Emergency Rapid Response Grant; and

WHEREAS, in furtherance of the term sheet approved via Resolution 2024-06-01 as well as to fulfill its responsibilities as a C.R.A. as previously articulated herein, the DIA will allocate \$1,000,000 to fund the Emergency Rapid Response Grant as follows:

\$650,000: From Unallocated Plan Authorized Expenditures under separate resolution; and
\$350,000: Transfer from Downtown Development Loans to the new ERRG activity via this Resolution 2024-08-06; and

WHEREAS, there exists approximately \$1,356,447 of available (uncommitted or unencumbered) budget within Downtown Development Loans; and

WHEREAS, the DIA desires to fund the Emergency Rapid Response Grant through transferring \$350,000 of available (uncommitted or unencumbered) budget from Downtown Development Loans to a new Activity (“Rise-Doro Emergency Rapid Response Grant”) as illustrated by Exhibit ‘A’ to this resolution.

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 and funds in an amount equal to \$350,000 an Emergency Rapid Response Grant to Jacksonville Properties I, LLC, in accordance with Exhibit ‘A’.

Section 3. The DIA hereby instructs its CEO to amend currently pending legislation to include a budget transfer in the amount of three hundred fifty thousand dollars (\$350,000) in a form substantially similar to Exhibit ‘A’, further authorizing its CEO to make non-substantive edits as may be directed by the Budget or Accounting Offices.

Section 4. The DIA hereby authorizes its CEO to take all necessary actions to effectuate the purposes of this Resolution.

Section 5. This Resolution, 2024-08-06 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chairman

Date

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

CRA Budget Transfer Form
City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN INVESTMENT AUTHORITY
Name of Community Redevelopment Agency

NO
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)

7
Council District (s)

Description of Expenditure Request:

Transfer from Downtown Development Loans to a new Activity: "Rise-Doro Emergency Rapid Response" Grant. This Budget Transfer represents a portion of a \$1,000,000 committal by the Downtown Investment Authority to the Rise-Doro Mixed Use Residential project, reimbursing the developer for moneys spent for the demolition and removal of debris relating to the destruction caused by the January 2024 fire.

\$350,000.00
Total Amount of Expenditure Request

January 2024
Anticipated Expenditure Commencement Date

September 30 2025
Anticipated Expenditure Completion Date

Applicable Approved CRA Budget Line Item For Expenditure

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

BUDGET OFFICE

Date Rec'd.	Date Fwd.	Budget Officer Approval

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Comptroller Approval

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

Expenditure Amount Approved by CRA Board

R-2024-08-06
CRA Board Resolution Number

08/21/24
Resolution Date

TAB III.H

RESOLUTION 2024-08-07 NORTHBANK INVESTMENT POOLS EARNINGS

RESOLUTION 2024-08-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA TRANSFERRING UNALLOCATED PLAN AUTHORIZED EXPENDITURE EXPENSE BUDGET CREATED BY THE APPROPRIATION OF INVESTMENT POOL EARNINGS BY CITY COUNCIL PURSUANT TO CHAPTER 106, JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EFFECTUATE BUDGET TRANSFER CONSISTENT WITH EXHIBITS ‘A’ AND ‘B’ AS WELL AS SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS C.E.O. TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTIVE CHANGES TO EXHIBIT ‘A’ AND EXHIBIT ‘B’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the C.R.A. for the Combined Northbank Community Redevelopment Area; and

WHEREAS, the DIA and City Council through the FY 23-24 annual budget process appropriated \$623,610 of Investment Pool Earnings to various projects and programs within the Combined Northbank Community Redevelopment Area FY 23-24 budget; and

WHEREAS, as of June 2024, there is \$702,477 of Investment Pool Earnings in excess of the \$623,610 appropriated in the FY 23-24 annual budget; and

WHEREAS, the adopted FY 2023-2024 budget for the Combined Northbank has approximately \$1,033,411 remaining in Unallocated Plan Authorized Expenditures comprised of \$254,177 of unencumbered/uncommitted FY 23-24 annual budget appropriation of which \$250,000 DIA via Resolution 2024-08-05 will let fall to the General Fund; \$702,477 from fiscal year appropriations of Investment Pool Earnings by City Council pursuant to s. 106.347, Jacksonville Code of Ordinances, as noted above; and \$76,756 of funds remaining after the payment of Financial Obligations that pursuant to s. 106.342(4), Jacksonville Code of Ordinances, become Unallocated Plan Authorized Expenditures budget for future allocation or transfer by the DIA; and

WHEREAS, it is anticipated that approximately \$450,000 of Investment Pool Earnings will be received for July, August and September 2024; and

WHEREAS, pursuant to s. 106.347, Jacksonville Code of Ordinances, City Council appropriates any previously unappropriated Investment Pool Earnings earned by each C.R.A. Trust Fund during a fiscal year to Unallocated Plan Authorized Expenditures, which may be then allocated or transferred by the C.R.A. Board without further Council approval; and

WHEREAS, via separate resolutions, the DIA has taken the following budget actions, reallocating Unallocated Plan Authorized Expenditure budget:

Resolution 2024-08-05: allowing \$250,000 to lapse to General Fund at end of FY 23-24

WHEREAS, additional Investment Pool Earnings to be earned in July, August and September 2024 will total approximately \$450,000, which by operation of law are appropriated to the Unallocated Plan Authorized Expenditure; and

WHEREAS, in addition to the abovementioned \$450,000, there will be approximately \$80,000 of existing Unallocated Plan Authorized Expenditure budget remaining at the end of this fiscal year; and

WHEREAS, in furtherance of the Community Redevelopment Area Plan adopted for the Combined Northbank Community Redevelopment Area, the DIA has identified several programs and projects that it desires to fund through transferring Unallocated Plan Authorized Expenditures budget comprised of Investment Pool Earnings received throughout the FY 23-24 fiscal year; and

WHEREAS, the DIA may transfer budget from Unallocated Plan Authorized Expenditures to programs and projects without further action by City Council,

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 hereby reallocates the following Unallocated Plan Authorized Expenditures budget as follows:

- (Exhibit 'A') New Project: Snyder Memorial Church Improvements: \$50,000
- (Exhibit 'A') New Activity: Rise-Doro Emergency Rapid Response Grant: \$650,000

Section 3. The DIA hereby reallocates any remaining funds within the Unallocated Plan Authorized Expenditures existing at the end of Fiscal Year 2023-2024, which is estimated to be \$533,000, as follows:

- (Exhibit 'B') To: TBD BY COMMITTEE/BOARD
- To: TBD BY COMMITTEE/BOARD
- To: TBD BY COMMITTEE/BOARD

Section 4. The DIA hereby instructs its CEO to submit budget transfers in forms substantially similar to Exhibit 'A' and Exhibit 'B', further authorizing its CEO to make non-substantive edits as may be directed by the Budget or Accounting Offices.

Section 5. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution.

Section 6. This Resolution 2024-08-07 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

CRA Budget Transfer Form City of Jacksonville, Florida **COMMUNITY REDEVELOPMENT AGENCY**

DOWNTOWN INVESTMENT AUTHORITY
 Name of Community Redevelopment Agency

NO
 Plan Capital Project (Yes or No)
 (if applicable fill out CRA Capital Project Form)

7
 Council District (s)

Description of Expenditure Request:

Appropriates Investment Pool Earnings earned by the Combined Northbank CRA not otherwise appropriated by City Council as part of the FY 23-24 budget to the following: \$650,000 to "Rise-Doro Emergency Rapid Response" Grant. This represents a portion of a \$1,000,000 committal by the Downtown Investment Authority to the Rise-Doro Mixed Use Residential project, reimbursing the developer for moneys spent for the demolition and removal of debris relating to the destruction caused by the January 2024 fire. \$50,000 to Snyder Memorial Church improvements not otherwise included in the former Snyder Memorial Church C.I.P. project.

\$700,000.00
 Total Amount of Expenditure Request

January 2024
 Anticipated Expenditure Commencement Date

September 30 2025
 Anticipated Expenditure Completion Date

Applicable Approved CRA Budget Line Item For Expenditure

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

BUDGET OFFICE

Date Rec'd.	Date Fwd.	Budget Officer Approval

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Comptroller Approval

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

Expenditure Amount Approved by CRA Board

R-2024-08-07
 CRA Board Resolution Number

08/21/24
 Resolution Date

CRA Budget Transfer Form
City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN INVESTMENT AUTHORITY
Name of Community Redevelopment Agency

NO
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)

7
Council District (s)

Description of Expenditure Request:

Appropriates Investment Pool Earnings earned by the Combined Northbank CRA not otherwise appropriated by City Council as part of the FY 23-24 budget to the following: \$650,000 to "Rise-Doro Emergency Rapid Response" Grant. This represents a portion of a \$1,000,000 committal by the Downtown Investment Authority to the Rise-Doro Mixed Use Residential project, reimbursing the developer for moneys spent for the demolition and removal of debris relating to the destruction caused by the January 2024 fire. \$50,000 to Snyder Memorial Church improvements not otherwise included in the former Snyder Memorial Church C.I.P. project. **\$\$\$,XXX to TBD**

TBD
Total Amount of Expenditure Request

January 2024
Anticipated Expenditure Commencement Date

September 30 2025
Anticipated Expenditure Completion Date

Applicable Approved CRA Budget Line Item For Expenditure

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

BUDGET OFFICE

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Budget Officer Approval

Date Rec'd.	Date Fwd.	Comptroller Approval

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

Expenditure Amount Approved by CRA Board

R-2024-08-07
CRA Board Resolution Number

08/21/24
Resolution Date

TAB III.I

RESOLUTION 2024-08-08 DIA GARAGES AND OTHER ADDITIONAL REVENUE

RESOLUTION 2024-08-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA REQUESTING THAT CITY COUNCIL ADOPT LEGISLATION APPROPRIATING THE ACTUAL AMOUNT OF ADDITIONAL REVENUE RECEIVED IN EXCESS OF FY 23-24 BUDGETED REVENUE FROM THE OPERATION OF THE SPORTS COMPLEX GARAGE AND THE COURTHOUSE GARAGE WHICH IS EXPECTED TO BE APPROXIMATELY \$230,000; APPROPRIATING OTHER REVENUE RECEIVED THROUGHOUT THE FISCAL YEAR FROM VARYING SOURCES; APPROPRIATING THE AFOREMENTIONED REVENUES IN ACCORDANCE WITH EXHIBIT ‘A’ AND SECTION 2 OF THIS RESOLUTION; INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTIONS INCLUDING THE FILING OF LEGISLATION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTICE CHANGES TO EXHIBIT ‘A’ AS MAY BE REQUIRED BY THE BUDGET, ACCOUNTING OR COUNCIL AUDITOR OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the C.R.A. for the Combined Northbank Community Redevelopment Area; and

WHEREAS, the DIA receives revenue from its lease of the Sports Complex and Courthouse Garages; and

WHEREAS, in its FY 23-24 budget adopted as part of the annual budgeting process, the DIA and City Council appropriated \$900,000 of revenue from the Sport Complex Garage and \$183,901 of revenue from the Courthouse Garage to expenses relating each; and

WHEREAS, it is estimated that that the DIA will receive \$85,000 in excess, unappropriated revenue from the operation of the Sports Complex Garage and \$145,000 in excess, unappropriated revenue from the operation of the Courthouse Garage; and

WHEREAS, the DIA has received \$2,500 resulting from a parking rights agreement; \$50,000 from Iguana Investments Florida, LLC, as payment for its right-of-first offer on a future 4.96-acre future development parcel; and will receive approximately \$23,000 from Johnson Commons LLC as liquidated damages; and

WHEREAS, the DIA desires to appropriate all unappropriated revenue actually received from these sources in accordance with Exhibit ‘A’ and Section 2 of this Resolution, with the

understanding that pursuant to s. 106.346, Jacksonville Code of Ordinances, City Council legislative action is required to appropriate additional revenue in excess of \$100,000,

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 hereby requests that City council appropriate all previously unappropriated revenue received from operation of the Sports Complex Garage and the Courthouse Garage to Downtown Development Loans.

Section 3. The DIA hereby requests that City Council appropriate to Downtown Development Loan all previously unappropriated revenue received during FY 23-24 as follows: \$2,500 resulting from a parking rights agreement; \$50,000 from Iguana Investments Florida, LLC, as payment for its right-of-first offer on a future 4.96-acre future development parcel; and all funds received from Johnson Commons LLC as liquidated damages.

Section 4. The DIA hereby instructs its CEO to submit budget transfers in forms substantially similar to Exhibit ‘A’, further authorizing its CEO to make non-substantive edits as may be directed by the Budget, Accounting or Council Auditors Offices.

Section 5. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution, including the filing of legislation.

Section 6. This Resolution 2024-08-08 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

City of Jacksonville, Florida
Request for Budget Transfer Form

DOWNTOWN INVESTMENT AUTHORITY

Department or Area Responsible for Contract / Compliance / Oversight

7

Council District(s)

Reversion of Funds: N/A
(if applicable) Fund / Center / Account / Project * / Activity / Interfund / Future

ALL-YEARS FUNDS
Fiscal Yr(s) of carry over (all-years funds do not require a carryover)

Section of Code Being Waived (if applicable): N/A

CIP (yes or no): NO

Justification for Waiver

NO WAIVER SOUGHT

Justification for / Description of Transfer:

Appropriate additional revenue received during FY 23-24 to Downtown Development Loans for future allocation by the Downtown Investment Authority for the incentivization of projects, including affordable housing projects within the Combined Northbank Downtown Community Redevelopment Area. This appropriation includes surplus revenue received from DIA's operation of the Courthouse and Sports Complex Garages, as well as revenue received from the Shipyards developer as annual payment on a right-of-first offer for a future development site.

Net Amount Appropriated and/or Transferred: TBD

* This element of the account string is titled project but it houses both projects and grants.

CITY COUNCIL

Requesting Council Member: _____

CM's District: _____

Requesting Council Member: _____

CM's District: _____

Prepared By: _____

Ordinance: _____

OFFICE OF THE MAYOR

BUDGET ORDINANCE TRANSFER DIRECTIVE

TD / BT Number: _____

	Date Rec'd.	Date Fwd.	Approved	Disapproved
Department Head				
Mayor's Office				
Accounting Division				
Budget Division				

Date of Action By Mayor: _____

Approved: _____

Division Chief: LORI BOYER, CHIEF EXECUTIVE OFFICER

Date Initiated: 8/21/24

Prepared By: GUY PAROLA, DIRECTOR OF OPERATIONS

Phone Number: 255-5305

Initiated / Requested By (if other than Department): N/A

TAB III.J

RESOLUTION 2024-08-09 SUPERVISION ALLOCATION TO GEN FUND

RESOLUTION 2024-08-09

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING THE LAPSE TO THE GENERAL FUND OF \$72,061.38 OF FY 21-22 SUPERVISION ALLOCATION TO THE GENERAL FUND; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the Northbank Community Redevelopment Area pursuant to Ordinance 2012-0364; and

WHEREAS, via Ordinance 2022-372-E, \$72,061.38 was transferred from the former Metropolitan Parking Solutions financial obligation to offset the General Fund’s salary and benefits increase of one additional, full-time employee to oversee such parking garages and one additional unrelated full time employee within the DIA; and

WHEREAS, companion to the increase of \$72,061.38 of Supervision Allocation within the Combined Northbank Community Redevelopment Area FY 21-22 budget, there was an increase in a like amount within the Supervision Allocation expense account within the DIA’s General Fund administrative budget; and

WHEREAS, notwithstanding this increase in the General Fund budget, the funds were never moved to the General fund in FY 21-22 as contemplated; and

WHEREAS, DIA staff, the Budget Office and the Accounting Office are working on a solution to this erroneous carryforward of funds; and

WHEREAS, DIA staff, the Budget Office and the Accounting Office as well as the DIA Board desire to memorialize the intent for these funds to transfer or otherwise cease to continue to carryforward by another means as may be determined by the Budget or Accounting Offices,

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. By approval of this Resolution, the DIA in its capacity as the CRA for the Combined Northbank Community Redevelopment Area is authorizing the transfer of \$72.061.38 of FY 21-22 Supervision Allocation to the General Fund or through another means as may be

determined appropriate by the Budget or Accounting Offices cease the carryforward of these funds within FY 24-25.

Section 3. The CEO is authorized and instructed to take all necessary action to effectuate the purpose of this Resolution.

Section 4. This Resolution 2024-08-09 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.K

**RESOLUTION 2024-08-10 NB ADDITIONAL REVENUE END OF YEAR
RECONCILIATION FINANCIAL OBLIGATIONS**

RESOLUTION 2024-08-10

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (CRA), BOARD OF THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA, APPROPRIATING TO FUTURE YEAR DEBT REDUCTION: (A) ANY ADDITIONAL REVENUE RECEIVED TOTTALLING UNDER ONE HUNDRED THOUSAND DOLLARS (\$100,000) THAT HAS NOT OTHERWISE BEEN APPROPRIATED BY D.I.A. RESOLUTION OR COUNCIL ORDINANCE; AND (B) ANY FURTHER UNALLOCATED PLANNED AUTHORIZED EXPENDITURE BUDGET NOT OTHERWISE REALLOCATED BY D.I.A. RESOLUTION THAT IS REMAINING AT THE END FISCAL YEAR 23-24; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the CRA for the Combined Northbank Community Redevelopment Area; and

WHEREAS, s. 106.346, Jacksonville Code of Ordinances, states that any revenues received in an amount not-to-exceed \$100,000 are appropriates to a CRA’s Unallocated Plan Authorized Expenditures; and

WHEREAS, pursuant to s. 106.342, Jacksonville Code of Ordinances, after completion of a Program, Plan Capital Project, Plan Professional Service, or after payment for a specific financial obligation within the Financial Obligation Category is made, remaining budget shall be transferred to Unallocated Plan Authorized Expenditures; and

WHEREAS, through adoption of this Resolution 2024-08-10 the intent is to allocate any additional revenue not otherwise appropriated by City Council, either through operation of law or via legislation, and remaining at fiscal year-end, together with any Unallocated Plan Authorized Expenditure remaining at fiscal year-end and not otherwise reallocated by the DIA via adopted or pending resolution, to Future Years Debt Reduction.

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 allocates as of fiscal year end, any additional revenue not otherwise appropriated by City Council, either through operation of law or via legislation, together with any Unallocated Plan Authorized Expenditure not otherwise reallocated by the DIA via adopted or pending resolution, to Future Years Debt Reduction.

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

Section 4. This Resolution 2024-08-10 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.L

RESOLUTION 2024-08-11 SOUTHSIDE INVESTMENT POOL EARNINGS

RESOLUTION 2024-08-11

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) OF THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TRANSFERRING UNALLOCATED PLAN AUTHORIZED EXPENDITURE EXPENSE BUDGET CREATED BY THE APPROPRIATION OF INVESTMENT POOL EARNINGS BY CITY COUNCIL PURSUANT TO CHAPTER 106, JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EFFECTUATE BUDGET TRANSFER CONSISTENT WITH EXHIBIT ‘A’ AS WELL AS SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS C.E.O. TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTIVE CHANGES TO EXHIBIT ‘A’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the C.R.A. for the Southside Community Redevelopment Area; and

WHEREAS, the DIA and City Council through the FY 23-24 annual budget process appropriated \$366,990 of Investment Pool Earnings to various projects and programs within the Southside Community Redevelopment Area FY 23-24 budget; and

WHEREAS, to date, there is \$336,564.24 of Investment Pool Earnings in excess of the \$366,990 appropriated in the FY 23-24 annual budget; and

WHEREAS, pursuant to s. 106.347, Jacksonville Code of Ordinances, City Council appropriates any previously unappropriated Investment Pool Earnings earned by each C.R.A. Trust Fund during a fiscal year to Unallocated Plan Authorized Expenditures, which may be then allocated or transferred by the C.R.A. Board without further Council approval; and

WHEREAS, in furtherance of the Community Redevelopment Area Plan adopted for the Southside Community Redevelopment Area, the DIA has identified several programs and projects that it desires to fund through transferring Unallocated Plan Authorized Expenditures budget comprised of Investment Pool Earnings received throughout the FY 23-24 fiscal year; and

WHEREAS, the DIA may transfer budget from Unallocated Plan Authorized Expenditures to programs and projects without further action by City Council,

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 hereby transfers \$336,564.24 of Unallocated Plan Authorized Expenditures budget together with any further Unallocated Plan Authorized Expenditures budget created by the appropriation of to-be-received FY 23-24 Investment Pool Earnings as follows:

(Exhibit 'A') New Project: Broadcast Place Park

Section 3. The DIA hereby instructs its CEO to submit budget transfers in a form substantially similar to Exhibit 'A', further authorizing its CEO to make non-substantive edits as may be directed by the Budget or Accounting Offices.

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

Section 4. This Resolution 2024-08-11 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

CRA Budget Transfer Form

City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN INVESTMENT AUTHORITY
Name of Community Redevelopment Agency

NO
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)

5
Council District (s)

Description of Expenditure Request:

Allocates Investment Pool Earnings earned by the Southside CRA not otherwise appropriated by City Council as part of the FY 23-24 budget to the following: design and construction of a new CRA Capital Project: "Broadcast Place Park."

TBD
Total Amount of Expenditure Request

January 2025
Anticipated Expenditure Commencement Date

9/1/26
Anticipated Expenditure Completion Date

Applicable Approved CRA Budget Line Item For Expenditure

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

BUDGET OFFICE

Date Rec'd.	Date Fwd.	Budget Officer Approval

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Comptroller Approval

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

Expenditure Amount Approved by CRA Board

R-2024-08-11
CRA Board Resolution Number

08/21/24
Resolution Date

TAB III.M

**RESOLUTION 2024-08-12 SS ADDITIONAL REVENUE END OF YEAR
RECONCILIATION FINANCIAL OBLIGATIONS**

RESOLUTION 2024-08-12

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (CRA), BOARD OF THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, ALLOCATING TO FUTURE YEAR DEBT REDUCTION: (A) ANY ADDITIONAL REVENUE RECEIVED TOTTALLING UNDER ONE HUNDRED THOUSAND DOLLARS (\$100,000) THAT HAS NOT OTHERWISE BEEN APPROPRIATED BY D.I.A. RESOLUTION OR COUNCIL ORDINANCE; AND (B) ANY FURTHER UNALLOCATED PLANNED AUTHORIZED EXPENDITURE BUDGET NOT OTHERWISE REALLOCATED BY D.I.A. RESOLUTION THAT IS REMAINING AT THE END FISCAL YEAR 23-24; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the CRA for the Southside Community Redevelopment Area; and

WHEREAS, s. 106.346, Jacksonville Code of Ordinances, states that any revenues received in an amount not-to-exceed \$100,000 are appropriated to a CRA’s Unallocated Plan Authorized Expenditures; and

WHEREAS, pursuant to s. 106.342, Jacksonville Code of Ordinances, after completion of a Program, Plan Capital Project, Plan Professional Service, or after payment for a specific financial obligation within the Financial Obligation Category is made remaining budget shall be transferred to Unallocated Plan Authorized Expenditures; and

WHEREAS, through adoption of this Resolution 2024-08-13 the intent is to allocate any additional revenue not otherwise appropriated by City Council, either through operation of law or via legislation, together with any further Unallocated Plan Authorized Expenditure not otherwise reallocated by the DIA via adopted or pending resolution, to Future Years Debt Reduction,

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 allocates as of fiscal year-end any additional revenue not otherwise appropriated by City Council, either through operation of law or via legislation, together with any further Unallocated Plan Authorized Expenditure not otherwise reallocated by the DIA via adopted or pending resolution, to Future Years Debt Reduction.

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

Section 4. This Resolution 2024-08-12 shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.N

RESOLUTION 2024-08-13 ONE CALL FINANCIAL OBLIGATION

RESOLUTION 2024-08-13

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, REALLOCATING ONE HUNDRED THOUSAND DOLLARS (\$100,000) OF REMAINING BUDGET FROM THE ONE CALL COMMERCIAL REVITALIZATION PROGRAM GRANT TO BROADCAST PLACE PARK DESIGN AND CONSTRUCTION IN ACCORDANCE WITH EXHIBIT 'A' AND SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS C.E.O. TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTICE CHANGES TO EXHIBIT 'A' AND EXHIBIT 'B' AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DIA entered into an Economic Development Agreement with GV-IP Jacksonville Owner, Inc and Opal Acquisition, Inc., d/b/a Once Call Care Management in May 2017, as authorized by the DIA via Resolution 2017-01-03; and

WHEREAS, the Economic Development Agreement approved a Commercial Revitalization Program grant in an annual amount of \$100,000, the annual payments of which were predicated on certain performance standards that include job creation and retention; and

WHEREAS, One Call failed to meet its performance requirements in both FY 20-21 and FY 21-22, ultimately resulting in the Economic Development Agreement being terminated for noncompliance; and

WHEREAS, the last appropriation of funds to this Commercial Revitalization Program activity was for FY 21-22; and

WHEREAS, the \$100,000 FY 21-22 budget having not been paid for noncompliance has remained a carryforward through Fiscal Years 22-23 and 23-24; and

WHEREAS, the DIA desires to reallocate the aforementioned funds to the design and construction of a to-be created Broadcast Place Project,

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 hereby reallocates \$100,000 from the Once Call Commercial Revitalization Program grant to the design and construction of Broadcast Place Park.

Section 3. The DIA hereby instructs its CEO to submit a budget transfer in a form substantially similar to Exhibit 'A', further authorizing its CEO to make non-substantive edits as may be directed by the Budget or Accounting Offices.

Section 4. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution.

Section 5. This Resolution 2024-08-13 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

CRA Budget Transfer Form
City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN INVESTMENT AUTHORITY
Name of Community Redevelopment Agency

NO
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)

5
Council District (s)

Description of Expenditure Request:

Transfers \$100,000 of prior-years finance obligation expense budget for the now-defunct Commercial Revitalization Program, One-Call annual payment: design and construction of a new CRA Capital Project: "Broadcast Place Park."

TBD
Total Amount of Expenditure Request

January 2025
Anticipated Expenditure Commencement Date

9/1/26
Anticipated Expenditure Completion Date

Applicable Approved CRA Budget Line Item For Expenditure

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval

BUDGET OFFICE

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Budget Officer Approval

Date Rec'd.	Date Fwd.	Comptroller Approval

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

Expenditure Amount Approved by CRA Board

R-2024-08-13
CRA Board Resolution Number

08/21/24
Resolution Date

TAB III.O

RESOLUTION 2024-08-15 GATEWAY ALLOCATION OF DEVELOPMENT RIGHTS

RESOLUTION 2024-08-13

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN ITS CAPACITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, REALLOCATING ONE HUNDRED THOUSAND DOLLARS (\$100,000) OF REMAINING BUDGET FROM THE ONE CALL COMMERCIAL REVITALIZATION PROGRAM GRANT TO BROADCAST PLACE PARK DESIGN AND CONSTRUCTION IN ACCORDANCE WITH EXHIBIT 'A' AND SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS C.E.O. TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTICE CHANGES TO EXHIBIT 'A' AND EXHIBIT 'B' AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DIA entered into an Economic Development Agreement with GV-IP Jacksonville Owner, Inc and Opal Acquisition, Inc., d/b/a Once Call Care Management in May 2017, as authorized by the DIA via Resolution 2017-01-03; and

WHEREAS, the Economic Development Agreement approved a Commercial Revitalization Program grant in an annual amount of \$100,000, the annual payments of which were predicated on certain performance standards that include job creation and retention; and

WHEREAS, One Call failed to meet its performance requirements in both FY 20-21 and FY 21-22, ultimately resulting in the Economic Development Agreement being terminated for noncompliance; and

WHEREAS, the last appropriation of funds to this Commercial Revitalization Program activity was for FY 21-22; and

WHEREAS, the \$100,000 FY 21-22 budget having not been paid for noncompliance has remained a carryforward through Fiscal Years 22-23 and 23-24; and

WHEREAS, the DIA desires to reallocate the aforementioned funds to the design and construction of a to-be created Broadcast Place Project,

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 hereby reallocates \$100,000 from the Once Call Commercial Revitalization Program grant to the design and construction of Broadcast Place Park.

Section 3. The DIA hereby instructs its CEO to submit a budget transfer in a form substantially similar to Exhibit 'A', further authorizing its CEO to make non-substantive edits as may be directed by the Budget or Accounting Offices.

Section 4. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution.

Section 5. This Resolution 2024-08-13 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

TAB III.P

RESOLUTION 2024-08-16 GATEWAY STORMWATER CREDIT SALE

RESOLUTION 2024-08-16

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SALE OF UP TO 5.0 CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO OSPREY RIVER LLC, 606 PEARL STREET LLC, AND JAX PORTER LLC IN ACCORDANCE WITH SECTIONS 2 AND 3 OF THIS RESOLUTION; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

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, pursuant to Chapter 55, Jacksonville Ordinance Code, the DIA in conjunction with the City’s Department of Public Works, is authorized to allocate Water Quality Compensatory Credits available within the St. Johns River Water Management District Permit No. 18269-1; and

WHEREAS, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 8, which calls for DIA and the City to: *Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination*; and

WHEREAS, there are sufficient credits available to accommodate the requested number of credits identified in Section 3 of this resolution; and

WHEREAS, the allocation of these credits will be in the form of a purchase, with proceeds from this sale deposited in a stormwater account for the benefit of Downtown as prescribed in Chapter 55, Jacksonville Code of Ordinances,

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 authorizes the sale by the City of up to five (5.0) credit acres of Surplus Water Quality Compensatory Credits at a rate determined by the Department of Public Works, which historically has been approximately \$35,000 per credit acre pursuant to the formula for determining such credit acre purchase price contained within in Chapter 55, Jacksonville Code of Ordinances.

Section 3. Distribution of the five (5.0) credit acres shall be as follows, subject to the certain conditions identified herein:

- I. Block N-4: 074295-0000, 074296-0005, 074299-0000, 074296-0020
Osprey River LLC

Up to 1.64 Credit Acres

- II. Block N-8: 074276-0000, 074277-0000, 074278-0000, 074279-0000, 074285-0000, 074284-0000, 074283-0000, 074282-0000, 074280-0000
606 Pearl Street LLC

Up to 1.82 Credit Acres

- III. Block N-11: 073847-0000, 073847-0100, 073851-000
Jax Porter LLC

Up to 1.54 Credit Acres

Condition 1: Sale of credits must be completed on or by December 31, 2024, unless otherwise extended by the DIA Chief Executive Officer who may extend this date up to an additional sixty (60) days at their sole discretion. Failure to meet this deadline will result in termination of this resolution and return of any remaining credits to the St. Johns River Water Management District Permit No. 18269-1 and made available for reallocation by the DIA.

Condition 2: Any credits remaining after sale or termination of this resolution pursuant to Condition 1 above return to the St. Johns River Water Management District Permit No. 18269-1 and made available for reallocation by the DIA.

Section 4. The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purposes of this resolution.

Section 5. The Effective Date of this Resolution 2024-08-16 is the date upon execution of the Resolution by the Chairman of the DIA.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Chair

Date

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

TAB IV.A
JULY 17TH, 2024 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES
APPROVAL



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, July 17th, 2024, 2:00 p.m.

Downtown Investment Authority Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; and Micah Heavener

Mayor’s Office: None

Council Members: Council Member Raul Arias

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 2:09 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JUNE 28TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion to approve the meeting minutes as presented.

Motion: Board Member Citrano motioned to approve the meeting minutes.
Second: Board Member Wohlers seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

There was no old or new business.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, July 17th, 2024, 2:00 p.m.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

CEO Boyer welcomed Council Member Raul Arias as DIA's new Council Liaison.

Using a PowerPoint presentation, CEO Boyer provided an update on the Rivers Edge Toll Brothers Townhomes Project and then reviewed the following:

- Special Committee on Downtown
- Budget
- Professional Services Contracts
- Capital Projects Updates
- Development Updates
- Board Workshop scheduled for July 24

Board Chair Krechowski asked, concerning the East Landing Lot, if there would be information on what it would take to bring the ramp down. CEO Boyer responded that DIA will not have new budget information but will have the old information.

Board Member Citrano mentioned \$6 million being dedicated to the Riverfront Plaza project and asked if that would be enough for next year's scheduled construction. CEO Boyer mentioned that she requested a meeting with the Director of Parks, Recreation and Community Services and the Chief Financial Officer to go over the numbers. She added that the mayor has said the numbers are sufficient. Council Member Arias added that they'd be having CBA Special Committee meetings the following month and that funding for the Riverfront Plaza project will be discussed at one of those meetings.

Board Member Heavener asked if DIA could tie in the residential need for the area and how it weighs in on the decisions made. CEO Boyer's response was absolutely.

Board Chair Krechowski encouraged everyone to attend the coming Special Committee Meeting.

ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:39 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB IV.B

RESOLUTION 2024-08-14 DEDF INTEREST INCOME AND CARRYFORWARD

RESOLUTION 2024-08-14

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING IN ITS CAPACITY AS THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN, REQUESTING CITY COUNCIL TO APPROPRIATE INTEREST INCOME RECEIVED AND TO BE RECEIVED DURING FISCAL YEAR 23-24 FOR THE CREATION OF DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) FORGIVABLE LOAN ACCOUNTS WITHIN THE DOWNTOWN ECONOMIC DEVELOPMENT FUND (“DEDF”); TRANSFERING LOAN AND FORGIVABLE LOAN EXPENSE BUDGET REMAINING AFTER PAYMENT OF THE ALE KINGS HOLDINGS, LLC (A/K/A 1001 KINGS AVENUE) FINANCIAL OBLIGATION TO THE AFOREMENTIONED DPRP ACCOUNT; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING THE FILING OF LEGISLATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 55, Jacksonville Code of Ordinances, the DIA is the Public Economic Development Agency, as defined in Florida Statutes §288.075, for Downtown Jacksonville; and

WHEREAS, the DIA is charged, pursuant to s. 55.112, Jacksonville Code of Ordinances, the DIA is responsible for administering the DEDF “...for purposes established in the BID [Business Investment & Development] Plan, as amended from time to time, for Projects and Programs located within the Downtown. The DIA shall review, approve and administer the Fund consistent with the Council-appropriated budget and no additional approval shall be required from the Council for expenditure of funds in accordance with the Council appropriated budget...”; and

WHEREAS, the DEDF is an “all years” Fund, and pursuant to s. 55.112(a)(i), Jacksonville Code of Ordinances, “All sums placed into the [DEDF] Fund, which shall include all interest and investment pool earnings earned or accrued thereon...shall not lapse at the close of any fiscal year but instead shall carry over to the next fiscal year.”; and

WHEREAS, the DEDF has received and will continue to receive during the remainder of FY 23-24, unappropriated Interest Income revenue from the following private developments: ALE Kings Holdings, LLC (a/k/a 1001 Kings Avenue) pursuant to that Redevelopment Agreement dated November 2, 2022, as amended; 218 W Church Street, LLC (Baptist Convention Building, 218 W Church Street and the Federal Reserve Building, 424 N Hogan Street), pursuant to those DPRP Loan Agreements dated July 21, 2023 and September 29, 2023; and 510 North Julia Street (a/k/a Porter Mansion), pursuant to the Redevelopment Agreement dated May 26, 2022, as amended; and

WHEREAS, the ALE Kings Holdings, LLC (a/k/a 1001 Kings Avenue) Financial Obligation has been paid, with \$68,679.91 and \$16,974.20 of appropriated expense budgets remaining in the Forgivable Loan and Loan accounts, respectively; and

WHEREAS, the DIA desires for City Council to appropriate the abovementioned Interest Income revenue and to transfer the ALE Kings Holdings, LLC (a/k/a 1001 Kings Avenue) remaining budget balances to a generic DPRP program account that would be used to fund future DPRP awards when payment is due, thereby reducing future General Fund appropriations; and

WHEREAS, it is estimated that by the close of Fiscal Year 23-24, that the total amount of funds to be appropriated and allocated to the DPRP loan/forgivable loan account will be \$169,000,

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. By approval of this Resolution, the DIA recommends that the City Council appropriate all Interest Income received in FY 23-24 together with the ALE Kings Holdings, LLC (a/k/a 1001 Kings Avenue) remaining Loan and Forgivable Loan expense budgets to fund a DPRP loan/forgivable loan account within the Downtown Economic Development Fund.

Section 3. The CEO is authorized and instructed to take all necessary action to effectuate the purpose of this Resolution, including the filing of legislation.

Section 4. This Resolution 2024-08-14 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

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

City of Jacksonville, Florida
Request for Budget Transfer Form

DOWNTOWN INVESTMENT AUTHORITY

Department or Area Responsible for Contract / Compliance / Oversight

5&7

Council District(s)

Reversion of Funds: N/A
(if applicable) Fund / Center / Account / Project * / Activity / Interfund / Future

ALL-YEARS FUNDS
Fiscal Yr(s) of carry over (all-years funds do not require a carryover)

Section of Code Being Waived (if applicable): N/A

CIP (yes or no): NO

Justification for Waiver

NO WAIVER SOUGHT

Justification for / Description of Transfer:

Appropriate additional revenue received during FY 23-24 within the Downtown Economic Development Fund resulting from interest payments on deferred principal loans paid out of Downtown Preservation and Revitalization Program for allocation by the Downtown Investment Authority for future Downtown Preservation and Revitalization Program loan incentives.

Net Amount Appropriated and/or Transferred: TBD

* This element of the account string is titled project but it houses both projects and grants.

CITY COUNCIL

Requesting Council Member: _____

CM's District: _____

Requesting Council Member: _____

CM's District: _____

Prepared By: _____

Ordinance: _____

OFFICE OF THE MAYOR

BUDGET ORDINANCE TRANSFER DIRECTIVE

TD / BT Number: _____

	Date Rec'd.	Date Fwd.	Approved	Disapproved
Department Head				
Mayor's Office				
Accounting Division				
Budget Division				

Date of Action By Mayor: _____

Approved: _____

Division Chief: LORI BOYER, CHIEF EXECUTIVE OFFICER

Date Initiated: 8/21/24

Prepared By: GUY PAROLA, DIRECTOR OF OPERATIONS

Phone Number: 255-5305

Initiated / Requested By (if other than Department): N/A

SUPPLEMENTAL INFORMATION

AUGUST 2024 BUDGET AND RESOLUTION COMMITTEE MEMORANDUM



DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202
(904) 255-5302 | <https://dia.coj.net/>

MEMORANDUM

TO: Budget and Finance Committee

THROUGH: Scott Wohlers, Committee Chair, Budget and Finance Committee

FROM: Lori Boyer, Chief Executive Officer, Downtown Investment Authority

DATE: August 12, 2024

RE: Budget Transfers and FY 23-24 Budget Reconciliations
Resolutions 2024-08-05, 2024-08-06, 2024-08-07, 2024-08-08, 2024-08-09,
2024-08-10, 2024-08-11, 2024-08-12, 2024-08-13 and 2024-08-14

The purpose of this memo is to provide a summary of the budget movements and appropriations as well as to illustrate the cumulative effects of the resolutions. Chapter 106 *Budget and Accounting Code*, Part 1 *General Provisions*, Subpart D *Appropriations for Community Redevelopment Agencies* provides direction on mid-fiscal year budget transfer authority and end-of-year reconciliation authority for DIA, as well as for those budget and appropriation authorities expressly granted to City Council. Each resolution identifies the section of the aforementioned Ordinance Code references. It should be noted that for ease of accounting movements within the City's 1CLOUD system, in certain instances the Budget Transfer Form has been simplified to reflect the purposes of its corresponding resolution.

Resolution 2024-08-05: *this resolution allows \$250,000 to lapse to the General Fund at the end of this fiscal year, with a corresponding request for the City Council to appropriate a like amount in the FY 24-25 budget to the Downtown Economic Development Fund for Parks Programming and Maintenance. Programming and Maintenance are no longer a permissible use of Tax Increment funds, but nonetheless are important to the continued success of Downtown and quality of life. This lapse and appropriation of funds has been determined by the Office of General Counsel as a permissible means to create the funding for Programming and Maintenance while being General Fund neutral since once lapsed, Council may or may not further appropriate them as requested. Last year we made a similar request which was approved.*

Resolution 2024-08-06: *this resolution transfers \$350,000 from Downtown Development Loans to a new project in order to fund a \$1,000,000 Emergency Rapid Response Grant for the Rise-Doro project. The developer of the project quickly and efficiently removed the damage structure resulting in a further financial gap, which the DIA through previous action approved as part of a Term Sheet. This resolution funds a \$350,000 portion of the \$1,000,000 commitment with the remaining \$650,000 funded through Resolution 2024-08-07.*

Resolution 2024-08-07: *this resolution allocates Investment Pool Earnings received through this fiscal year in excess of budget together with earnings projected for July, August and September, as well as additional revenues as identified in the resolution, which by Ordinance become Unallocated Plan Authorized Expenditures budget, as follows: \$650,000 to the \$1,000,000 Emergency Rapid Response Grant (companion to Resolution 2024-08-06); \$50,000 to capital improvements for the Snyder Memorial Church (e.g. new doors, ADA ramp repair) necessary for interim activation of this historic building; and the remainder TBD based on your recommendation. Staff suggestions follow in the second half of this memo. This resolution has been divided into two Budget Transfers, one of which immediately funds the Emergency Rapid Response Grant and the Snyder Memorial Church improvements. The second Budget Transfer will be submitted as part of the end-of-year reconciliation once July, August and September Investment Pool Earnings are finalized to fund the TBD recommendation. Note: the Budget Transfer Forms attached to this resolution are examples of simplification of accounting movements.*

Note: Resolution 2024-08-05 and 2024-08-07 both affect Unallocated Plan Authorized Expenditure budget. Below identifies the budget movements of each resolution:

UNALLOCATED PLAN AUTHORIZED EXPENDITURES	\$	EXISTING BUDGET
RISE-DORO ERR	\$ (650,000)	R-2024-08-07
SNYDER	\$ (50,000)	R-2024-08-07
LAPSE TO GEN FUND	\$ (250,000)	R-2024-08-05
REMAINING	\$ 83,410	
TO BE EARNED INVESTMENT POOL EARNINGS: JULY, AUGUST & SEPTEMBER	\$ 450,000*	FUTURE ADDITIONAL BUDGET*
FOR APPROPRIATION R-2024-08-07	+/- \$ 533,000*	R-2024-08-07

*Estimates \$150,000 per month of additional Investment Pool Earnings for July, August and September together with Unallocated Plan Authorized Expenditure budget from paid Financial Obligations.

Resolution 2024-08-08: *this resolution seeks Council appropriation of additional revenue received and projected to be received in the remainder of Fiscal Year 23-24 from operation of the Courthouse Garage, the Sports & Entertainment Garage, Iguana’s annual right-of-first-offer payment, together with other revenue as stated in the resolution. These revenues total more than \$100,000, requiring City Council Action. These additional funds will be used “back fill” the \$350,000 from the Downtown Economic Development Fund transfer to the Rise-Doro Emergency Rapid Response Grant (see: Resolution 2024-08-06).*

Resolution 2024-08-09: *each year the CRAs reimburse the General Fund for costs relating to staff (e.g. salaries, benefits) through “Supervision Allocation.” In 2022, there was a mid-year increase in the FY 21-22 Supervision Allocation above the amount approved as part of the annual budget. This increase (\$72,061,38) continues to be carried forward despite Ordinance 2022-0372-E expressly creating the budget for transfer to the General Fund. In discussions with the Budget and Accounting Offices, it was requested that DIA take formal action to transfer or otherwise let these funds lapse to the General Fund. It is unclear as to the mechanism Accounting will require to effectuate this transfer or lapse (e.g., journal entry or budget transfer), and this resolution is written in such a fashion to reflect this uncertainty.*

Resolution 2024-08-10 (Northbank) and Resolution 2024-08-12 (Southside): *both of these resolutions are end of year “cleanups” or reconciliations to allocate small amounts of revenue (other than Investment Pool Earnings) and other expense budget that have by operation of law become Unallocated Plan Authorized Expenditure. Note: Resolutions 2024-08-06 (Northbank), 2024-08-07 (Northbank), 2024-08-08 (Northbank), 2024-08-11 (Southside) and 2024-08-13 (Southside) are intended to account for any additional revenue received or foreseeably to be received by their respective CRAs / TIDs within the fiscal year. Therefore, these Resolutions 2024-08-10 and 2024-08-11 are preemptive “catchalls”, appropriating these dollars or budgets to Future Year Debt Reduction.*

Resolution 2024-08-11: *this resolution allocates Southside Investment Pool Earnings in excess of budget received throughout this fiscal year together with earnings projected for July, August and September, which by Ordinance become Unallocated Plan Authorized Expenditures budget, to a new Park Project: Broadcast Place Park. This Park is a priority for the District Councilperson, serving a gap in recreational needs such as pickleball as well as the intended dog park. Located under the I-95 overpass at Broadcast Place on the Southbank, this Park will provide a recreational opportunity for adjoining residential (Artea / RiversEdge / San Marco). It is anticipated that there will be approximately \$500,000 of received and to-be-received Investment Pool Earnings. Note: these funds are companion to the \$100,000 allocation to Broadcast Place Park via Resolution 2024-08-13.*

Resolution 2024-08-13: *the DIA entered into an Economic Development Agreement with GV-IP Jacksonville Owner, Inc and Opal Acquisition, Inc., d/b/a Once Call Care Management in May 2017, as authorized by the DIA via Resolution 2017-01-03. The Economic Development Agreement approved a Commercial Revitalization Program grant in an annual amount of \$100,000, the annual payments of which were predicated on certain performance standards that include job creation and retention. One Call failed to meet its performance requirements in both FY 20-21 and FY 21-22, ultimately resulting in the Economic Development Agreement being terminated for noncompliance. The last appropriation of funds to this Commercial Revitalization Program activity was for FY 21-22. To date, there remains the FY 21-22 appropriation of \$100,000. This resolution is companion to Resolution 2024-08-11 and will reallocate these funds to Broadcast Place Park.*

Resolution 2024-08-14: *this resolution creates a funded Downtown Preservation and Revitalization Program (“DPRP”) loan account within the Downtown Economic Development Fund. Currently, DPRP awards are funded through either a transfer of funds from General Fund to the Downtown Economic Development Fund or through direct appropriation from the General Fund. The Ordinance Code (see: Chapter 55) is clear that (a) the Downtown Economic Development Fund is an “all years” account and (b) any Interest Income received is to remain within the Downtown Economic Development Fund. At the end of Fiscal Year 23-24, it is estimated that \$139,000 of Interest Income and surplus expense budget from a previous DPRP award may be appropriated (or transferred in the case of existing DPRP award funds). This resolution asks that City Council appropriate and transfer these funds as the initial sources for the to-be-created DPRP loan account which will be the first source of funds used for all future DPRP awards.*

Recommendations for Appropriation of approximately \$525-550 thousand of additional Northbank Revenue

Staff would recommend one or more of the following uses:

1. Construction budget for the music heritage garden projection tower which is currently in design.
2. 324 Broad Street facade stabilization or demolition
3. Use for target area improvements on Laura /Hogan