



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**ED BALL BUILDING
214 North Hogan Street
8th Floor, Suite 851, Jacksonville, Florida 32202**

Wednesday, May 23, 2018 – 2:00 P.M.

MEMBERS:

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

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

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. April 11, 2018 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2018-05-01: ISP-0343-18, 905 W Forsyth Street*
	C. April 11, 2018 Community Redevelopment Agenda Meeting Transcript
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. April 11, 2018 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2018-05-02: DIA 2018-2019 Administrative Budget*
	C. Resolution 2018-05-03: Office of Public Parking 2018-2019 Budget*
	D. Resolution 2018-05-04: Parking Incentive “Project Wolf”*
	E. Resolution 2018-05-05: USS Adams Development and License Agreement
	F. April 11, 2018 Downtown Investment Authority Meeting Transcript
IV.	CHAIRMAN REPORT
V.	DDRB BRIEFING
VI.	OLD BUSINESS
	Art Selection Panelist for DIA Urban Arts Project Phase II
VII.	NEW BUSINESS
VIII.	PUBLIC COMMENTS
IX.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, May 23, 2018 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

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

Board Members Absent: Dane Grey

Council Members: Council Member Boyer

Mayor's Staff: Johnny Gaffney, Boards and Commission Liaison

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager, Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking, Jackie Mott, Accountant and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:00 p.m.

I. CALL TO ORDER

Vice Chairman Meeks called the CRA meeting to order.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the April 11, 2018 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE APRIL 11, 2018 CRA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2018-05-01: ISP00343-18, 905 W. Forsyth Street*

RESOLUTION 2018-05-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) SELECTING SADS, INC. AS THE MOST RESPONSIVE BIDDER TO NOTICE OF DISPOSITION ISP-0343-18; FINDING THE SADS, INC. BID PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTH BANK DOWNTOWN AND SOUTHSIDE CRA PLANS; ACCEPTING THE PURCHASE PRICE OF SIXTY THOUSAND DOLLARS (\$60,000); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO NEGOTIATE A PURCHASE AND SALE AGREEMENT OR FUNCTIONAL EQUIVALENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-05-01 and noted that the Strategic Implementation Committee held a public meeting on April 18th to discuss the two proposals that called for the sale of 905 West Forsyth Street. The committee made a recommendation to move with SADS, Inc.

Chairman Bailey and Council Member Boyer arrived to the meeting.

Paul Sifton, SAD’s Inc was present to answer questions from the Board.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2018-05-01 (ISP00343-18, 905 W. FORSYTH STREET).

THE MOTION PASSED UNANIMOUSLY 8-0-0.

III. PUBLIC COMMENTS

None

IV. ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 2:30 p.m.

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



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 N. Hogan Street,
Eighth Floor, Suite 851
Jacksonville, FL. 32202

Wednesday, May 23, 2018 – 2:30 p.m.

Downtown Investment Authority
MEETING MINUTES

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

Board Members Absent: Dane Grey

Council Members: Council Member Boyer

Mayor's Staff: Johnny Gaffney, Boards and Commission Liaison

DIA Staff: Aundra Wallace, Chief Executive Officer; Guy Parola, Operations Manager, Tom Daly, Esq., Finance and Compliance Manager; Jim Klement, Development Coordinator; Bob Carle, Office of Public Parking, Jackie Mott, Accountant and Karen Underwood-Eiland.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:30 p.m.

I. CALL TO ORDER

Chairman Meeks called the DIA meeting to order.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the April 11, 2018 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING THE APRIL 11, 2018 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. RESOLUTION 2018-05-02: PARKING INCENTIVE “PROJECT WOLF”

RESOLUTION 2018-05-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) THROUGH THE OFFICE OF PUBLIC PARKING PROVIDING UP TO FORTY (40) PARKING SPACES WITHIN THE YATES PARKING GARAGE AT A RATE OF FORTY DOLLARS (\$40.00) PER SPACE FOR A TERM OF FIVE (5) YEARS TO “PROJECT WOLFE”; 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 AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-05-04.

Bob Carle was available to answer any questions from the Board.

A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER GIBBS APPROVING RESOLUTION 2018-05-04 (PARKING INCENTIVE “PROJECT WOLF).

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2018-05-02: DIA 2018-2019 ADMINISTRATIVE BUDGET

RESOLUTION 2018-05-02

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

CEO Wallace brought forth Resolution 2018-05-02. He pointed out that the Mayor’s Budget Review Committee will be held on June 25th and invited the members to attend.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER BARAKAT TO AMEND RESOLUTION 2018-05-02 TO ADD ANOTHER SENTENCE INCLUDING THE ENHANCEMENT OF TWO POSITIONS.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY VICE CHAIRMAN MEEKS AND SECONDED BY BOARD MEMBER PADGET APPROVING THE AMENDED RESOLUTION 2018-05-02.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. RESOLUTION 2018-05-03: OFFICE OF PUBLIC PARKING 2018-2018 BUDGET

RESOLUTION 2018-05-03

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

CEO Wallace brought forth Resolution 2018-05-03. Bob Carle was present to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2018-05-03.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

E. RESOLUTION 2018-05-05: USS ADAMS DEVELOPMENT AGREEMENT

RESOLUTION 2018-05-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA"), SUBJECT TO CITY COUNCIL APPROVAL, TO EXECUTE AND DELIVER ON BEHALF OF THE CITY OF JACKSONVILLE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE ("CITY") AND THE JACKSONVILLE HISTORIC NAVAL SHIP ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION ("JHNSA"), FOR THE RELOCATION OF THE RETIRED NAVAL VESSEL USS CHARLES F. ADAMS (DDG-2) ("USS ADAMS") TO DOWNTOWN JACKSONVILLE AS A FLOATING MUSEUM ("SHIP MUSEUM"), AT THE FORMER JACKSONVILLE SHIPYARD SITE ON JACKSONVILLE'S NORTHBANK, SAID AGREEMENT BEING FOR A THREE (3) YEAR PERIOD AND CONTINGENT UPON CERTAIN CONDITIONS PRECEDENT BEING MET BY JHNSA PRIOR TO THE CITY'S ENTERING INTO A TEN (10) YEAR LICENSE AGREEMENT WITH JHNSA, TOGETHER WITH TWO (2) FIVE (5) YEAR LICENSE RENEWAL OPTIONS; RECOMMENDING CITY COUNCIL ADOPT LEGISLATION EFFECTUATING THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2018-05-05.

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2018-05-05.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

Board Member Gillam left.

III. CEO REPORT

- Recommendations at the MBRC Budget Review on the June 25th at 9:00 a.m. regarding capitalization of the Downtown Economic Development Fund and Historic Preservation Trust Fund.
- DIA Administrative Budget and Office of Public Parking

IV. DDRB BRIEFING

Jim Klement provided a brief summary of the DDRB agenda items from the May 17th meeting. The next DDRB meeting is scheduled to be held on Thursday, June 28, 2018 at 2:00 p.m.

Board Member Padgett left.

V. OLD BUSINESS

A. ART SELECTION PANELLIST FOR DIA URBAN ARTS PROJECT PHASE II

Mason Martin, Cultural Council, Project Manager updated the DIA Board with a presentation of the DIA Urban Arts Project Phase II. A copy of the presentation is available to the members. She invited the members to the Art in Public Places public meeting which will be held on July 19th at 6:00 p.m. at the Jacksonville Main Library.

VI. NEW BUSINESS

Board Member Barakat addressed concerns regarding proper marketing procedures. He recommended the Strategic Implementation Committee to review the solution procedurally with procurement. Chairman Bailey stated that the committee will follow-up on that.

VII. PUBLIC COMMENTS

Steve Moore Vestcor provided an update on the Lofts at LaVilla, Urban Land Institute event, Lofts at Monroe and the Lofts at Jefferson.

Dick Jackson submitted a document which is on file with the DIA.

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 4:10 p.m.

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

RESOLUTION 2018-05-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) SELECTING SADS, INC. AS THE MOST RESPONSIVE BIDDER TO NOTICE OF DISPOSITION ISP-0343-18; FINDING THE SADS, INC. BID PROPOSAL, ATTACHED HERETO AS EXHIBIT ‘A’, IN FURTHERANCE OF THE NORTH BANK DOWNTOWN AND SOUTHSIDE CRA PLANS; ACCEPTING THE PURCHASE PRICE OF SIXTY THOUSAND DOLLARS (\$60,000); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO NEGOTIATE A PURCHASE AND SALE AGREEMENT OR FUNCTIONAL EQUIVALENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.24 acre property located at 905 West Forsyth Street and identified by Duval County Tax Parcel Number 074784 0000(“Property”); and

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

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

WHEREAS, the Property was acquired by the City in 2003; and

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

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

WHEREAS, the DIA adopted Resolution 2017-10-03 instructing its CEO to cause to be issued a Notice of Disposition for the Property, consistent with Florida Statutes Chapter 163.380(3)(a) City of Jacksonville Ordinance Code Chapter 122, Subpart C *Community Redevelopment Real Property Dispositions*; and

WHEREAS, the DIA, through the City’s Procurement Division, issued Notice of Disposition ISP-0343-18; and

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WHEREAS, the DIA received two (2) bid proposals in response to ISP-0343-18; and

WHEREAS, the DIA Strategic Implementation Committee held a public meeting on April 18, 2018, and selected SADS, Inc. as the most responsive bidder to ISP-0343-18, 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 finds that the SADS, Inc. bid proposal, attached hereto as Exhibit 1, the most responsive bidder to ISP-0343-18.

Section 3. The DIA finds that the SADS, Inc. proposal in furtherance of the following CRA Plan Goals:

Redevelopment Goal No. 1

Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment.

Redevelopment Goal No. 2

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

Section 4. Accepting the purchase price of sixty thousand dollars (\$60,000).

Section 5. Instructing the DIA Chief Executive Officer to negotiate a Purchase and Sale Agreement or a functional equivalent, establishing a due diligence period, a close-by date, and a begin construction date.

Section 6. DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purpose of this resolution.

Section 7. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

SIGNATURES ON FOLLOWING PAGE

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

The SADS, Inc. bid proposal, mentioned as attachment Exhibit 1 in this resolution, is not currently ADA compliant but is available upon request via the DIA contact form or a public records request. We appreciate your patience.

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

RESOLUTION 2018-05-02

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

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

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

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

WHEREAS, In order to serve in its various statutory and City functions a fiscal year 2018-2019 budget proposal is attached hereto.

BE IT RESOLVED, By the Downtown Investment Authority:

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

Section 2. The DIA respectfully submits and recommends to the City Council of the City of Jacksonville the attached proposed budget in the amount of \$1,310,331.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

Budget Categories	City Council FY 2016/2017 Adopted Budget	City Council FY 2017/2018 Adopted Budget	DIA FY 2018/2019 Proposed Budget	Change over Previous Year
Salaries	\$445,138	\$479,880	\$516,942	\$37,062
Benefits	\$127,025	\$137,204	\$146,015	\$8,811
Professional Services Marketing & Public Relations Real Estate Services & Market Analysis DRI Reporting & Regulatory Compliance Architecture; Engineering; and Environmental Services Professional Planning Services Misc. - Surveys; Appraisals; etc.	\$430,000 <i>CF of \$</i>	\$430,000	\$450,000	\$20,000
Travel Expense (Hotel/Airfare/Meals/Transportation) ICSC National Conference International Downtown Association (IDA) Conference Urban Land Institute (ULI) Conference Florida Redevelopment Association (FRA) Conference CDFA Fla. Roundtable American Planning Association (APA) Conference Jax Chamber Leadership Trips Prospect Trips Local Mileage	\$9,565	\$9,565	\$13,000	\$3,435
Employee Training	\$4,435	\$4,435	\$4,500	\$65
Internal Service Charges OGC Legal Copier Services / Mailroom / ITD Bldg. Cost Insurance	\$175,200	\$175,200	\$175,200	\$0
Marketing & Promotions ICSC RECON Annual Report DIA Collateral Legal Notices DIA Website Mtnc	\$12,000	\$12,000	\$25,000	\$13,000
Event Contributions/Sponsorship	\$10,000	\$10,000	\$15,000	\$5,000
Misc	\$3,313	\$3,000	\$3,000	\$0
Office/Operating Supplies	\$3,762	\$3,500	\$3,500	\$0
Food	\$750	\$750	\$750	\$0
Memberships/Dues/Subscriptions	\$8,000	\$8,000	\$8,500	\$500
Office Equipment/Improvements	\$106	\$1	\$1	\$0
Supervisory Allocation (From SF 412)	-\$38,372	-\$44,516	-\$51,077	-\$6,561
Total Budget Submitted	\$1,190,922	\$1,229,019	\$1,310,331	\$81,312

Please Note:
The recommended proposed budget for FY 18/19 reflects a staff of 5.
The DIA will be Requesting Enhancements of 2 new positions:

City Planner III	\$ 85,190.91
Media Analyst	\$ 61,956.84
<i>Proposed Total</i>	\$1,457,478.75

Please Note:
The recommended proposed budget for FY 18/19 reflects a staff of 5.
The DIA will be Requesting Enhancements of 2 new positions:

City Planner III
Media Analyst

Staff	Existing CEO	Existing Operations Manager	Existing Mgr Finance & Compliance	Existing Executive Sec.	Existing Redevelopment Specialist	TOTALS	Proposed Planner III	Proposed Marketing Analyst	Proposed TOTALS
Salary	\$205,076	\$98,850	\$84,488	\$49,367	\$75,861	\$513,642	\$60,000	\$42,000	\$615,642
Spc. Pay	\$300			\$1,200	\$1,800	\$3,300	\$0	\$0	\$3,300
Medicare	\$2,860	\$1,390	\$1,176	\$705	\$1,082	\$7,213	\$856	\$599	\$8,668
DB Pension	\$22,996	\$11,179	\$22,274	\$13,348	\$20,496	\$90,293	\$16,211	\$11,347	\$117,851
Disability	\$590	\$287	\$243	\$145	\$223	\$1,488	\$176	\$123	\$1,788
Life	\$682	\$332	\$281	\$168	\$258	\$1,721	\$204	\$143	\$2,068
Health	\$7,744	\$7,744	\$10,018	\$7,744	\$12,050	\$45,300	\$7,744	\$7,744	\$60,788
TOTAL	\$240,248	\$119,782	\$118,480	\$72,677	\$111,770	\$662,957	\$85,191	\$61,957	\$810,105

Professional Services Breakdown FY2018-19 Request

		<u>Existing K</u>	<u>Counterparty</u>
Real Estate Advisory Services	\$ 95,000.00	Yes	IGS
DRI / Comp Plan	\$ 150,000.00	No	
DRI Reporting	\$ 30,000.00	Yes	Waitz & Moye
Updated Market /Feasibility Study	\$ 100,000.00	No	
Misc., Appraisals, Environmental monitoring, etc.	<u>\$ 75,000.00</u>	Yes	Various
Total	\$ 450,000.00		

Travel Breakdown FY2018-19 Request

Jax Chamber	\$ 1,650.00
Leadership Florida	\$ 1,450.00
CDFA	\$ 1,075.00
ABA	\$ 1,835.00
FRA	\$ 3,200.00
ULI	\$ 1,400.00
FPZA	\$ 1,090.00
API/APA	<u>\$ 1,300.00</u>
Total	\$ 13,000.00

Marketing & Promotion Breakdown FY2018-19 Request

WJCT Promotion	\$ 5,000.00
J Magazine	\$ 20,000.00
	<u>\$ -</u>
Total	\$ 25,000.00

Event Contribution Breakdown FY2018-19 Request

Jazziest After Dark	\$ 5,000.00
Hispanic Cultural Film Festival	\$ 2,000.00
One Spark	\$ 3,000.00
Art Republic	<u>\$ 5,000.00</u>
Total	\$ 15,000.00

RESOLUTION 2018-05-03

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

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

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

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

WHEREAS, One of the functions of DIA is to serve as the authority over the Office of Public Parking, as set forth in Ord. 2016-014-E; and

WHEREAS, In order to serve in its various statutory and City functions a fiscal year 2018-2019 budget proposal is attached hereto.

BE IT RESOLVED, By the Downtown Investment Authority:

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

Section 2. The DIA respectfully submits and recommends to the City Council of the City of Jacksonville the attached proposed Office of Public Parking budget in the following amounts: Revenue of \$4,227,209, and Expenses of \$3,727,919.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2018-05-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) THROUGH THE OFFICE OF PUBLIC PARKING PROVIDING UP TO FORTY (40) PARKING SPACES WITHIN THE YATES PARKING GARAGE AT A RATE OF FORTY DOLLARS (\$40.00) PER SPACE FOR A TERM OF FIVE (5) YEARS TO “PROJECT WOLFE”; 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 AN EFFECTIVE DATE.

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

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

WHEREAS, “Project Wolfe” is relocating new, high wage IT jobs to Downtown Jacksonville; and

WHEREAS, an initial parking rate reduction will make Downtown Jacksonville more competitive in attracting “Project Wolfe”; and

WHEREAS, the DIA Governing Board finds that attracting “Project Wolfe” to Downtown furthers the following North Bank and Southside Community Redevelopment Area (“CRA”) Plan Redevelopment Goal and Strategic Objective:

Redevelopment Goal No. 1

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

Strategic Objective

Increase the opportunities for Downtown employment, 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. Through the Office of Public Parking, the DIA will provide up to forty (40) parking spaces in the Yates Garage at a rate of forty dollars (\$40.00) per space, per month for a period not to exceed five (5) years to “Project Wolfe”, subject to the following:

- I. "Project Wolfe" enters into a lease agreement in Downtown on or by October 1, 2018. The DIA's Chief Executive Officer may extend this by up to an additional sixty-days at their sole discretion; and
- II. On or by December 31, 2018, "Project Wolfe" will provide documentation to the DIA's Chief Executive Officer that they have at least forty (40) employees in Downtown. In the event there are less than forty (40) employees, the parking spaces dedicated to "Project Wolfe" will be reduced to the number of employees Downtown on December 31, 2018.

Section 3. The DIA instructs its 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.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

RESOLUTION 2018-05-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), SUBJECT TO CITY COUNCIL APPROVAL, TO EXECUTE AND DELIVER ON BEHALF OF THE CITY OF JACKSONVILLE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE (“CITY”) AND THE JACKSONVILLE HISTORIC NAVAL SHIP ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION (“JHNSA”), FOR THE RELOCATION OF THE RETIRED NAVAL VESSEL USS CHARLES F. ADAMS (DDG-2) (“USS ADAMS”) TO DOWNTOWN JACKSONVILLE AS A FLOATING MUSEUM (“SHIP MUSEUM”), AT THE FORMER JACKSONVILLE SHIPYARD SITE ON JACKSONVILLE’S NORTHBANK, SAID AGREEMENT BEING FOR A THREE (3) YEAR PERIOD AND CONTINGENT UPON CERTAIN CONDITIONS PRECEDENT BEING MET BY JHNSA PRIOR TO THE CITY’S ENTERING INTO A TEN (10) YEAR LICENSE AGREEMENT WITH JHNSA, TOGETHER WITH TWO (2) FIVE (5) YEAR LICENSE RENEWAL OPTIONS; RECOMMENDING CITY COUNCIL ADOPT LEGISLATION EFFECTUATING THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DIA is the designated Community Redevelopment Agency for the North Bank Community Redevelopment Area for which a Community Redevelopment Plan was adopted by Ordinance 2014-560-E; and

WHEREAS, the Council of the City of Jacksonville unanimously approved Ordinance 2013-408-E supporting the efforts of the Jacksonville Historic Naval Ship Association, Inc., a Florida non-profit corporation (“JHNSA”) to bring the retired naval vessel USS Charles F.

Adams (DDG-2) (“USS Adams”) to Jacksonville as a downtown floating museum (“Ship Museum”); and

WHEREAS, the DIA and JHNSA, as authorized by DIA Resolution dated November 20, 2013, and City Ordinance 2014-426-E, previously entered into that certain development agreement dated October 3, 2014 (the “Prior Agreement”), which agreement expired in accordance with its terms prior to JHNSA taking ownership of the USS Adams;

WHEREAS, establishing the USS Adams in downtown Jacksonville as a Ship Museum and tourist attraction would benefit the City, the Navy, and the public; and

WHEREAS, the JHNSA has approached the Downtown Investment Authority (“DIA”) with refined plans to moor the USS Adams at the former Jacksonville Shipyard’s north/south bulkhead on the north bank of the St. John’s River and to operate the Ship Museum (the “Project”); and

WHEREAS, the United States Department of the Navy has approved donating the USS Adams to JHNSA for the Project pending evidence of the City’s authorization to enter into a development agreement and license grant with JHNSA; and

WHEREAS, the DIA has evaluated the Project and has proposed a new development agreement and license agreement to accomplish the goals and objectives of the Prior Agreement and to ensure the Project’s overall operation is satisfactory and contributing to the City, including the obligation of JHNSA to relocate or remove the Ship Museum, at no cost to the City, if the DIA determines at any time that the Ship Museum is not contributing to the improvement of Downtown Jacksonville; now therefore

BE IT RESOLVED by the Downtown Investment Authority:

Section 1. Recitals Correct. The above recitals are true and correct, and by this reference are incorporated herein.

Section 2. Authorization. There is hereby approved and the Chief Executive Officer of the DIA is hereby authorized to execute and deliver that certain Development Agreement (the “Agreement”) between the City and JHNSA for the relocation of the USS Adams to Downtown Jacksonville as a floating museum (“Ship Museum”) at the former

Jacksonville Shipyard site in Jacksonville’s Northbank community redevelopment area, in substantially the same form attached hereto as **Exhibit 1**, and all such other documents, necessary or appropriate to effectuate the purpose of this ordinance, including the ten (10) year license agreement for JHNSA to construct, operate and maintain the Ship Museum, together with two (2) five (5) year license renewal options..

Section 5. Effective Date. This Resolution shall become effective upon the approval of the DIA Board.

Witness:

Downtown Investment Authority

James Bailey, Chair

Vote:

In Favor: ____ Opposed: ____ Abstained: ____