



**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Wednesday, October 12th, 2022 at 3:00 p.m.**

RE&PD AGENDA

Oliver Barakat, Chair
Jim Citrano, Committee Member

Todd Froats, Committee Member
Carol Worsham, Ex Officio

Committee Members Excused:

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. SEPTEMBER 15, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- IV. RESOLUTION 2022-10-01: RETENTION POND DISPOSITION (A R POLAR)
- V. RESOLUTION 2022-10-02: JFRD PARKING LOT DISPOSITION (JONES BROS)
- VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VII. ADJOURN

PHYSICAL LOCATION

City Hall at St. James
117 West Duval Street
First Floor, Lynwood Roberts Room
Jacksonville, FL 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

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:

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Wednesday, October 12th, 2022 at 3:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/82534306765?pwd=MDdaN2xpTTFzZ3gxUmNRQTM3Mm1GZz09>

Meeting ID: 825 3430 6765

Passcode: 186971

One tap mobile

+1 (312) 626-6799 (Chicago)

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Find your local number: <https://us02web.zoom.us/u/keg325N2hY>

TAB III

**SEPTEMBER 15, 2022 RETAIL ENHANCEMENT & PROPERTY
DISPOSITION COMMITTEE MEETING MINUTES**



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid Meeting
Thursday, September 15, 2022 – 10:30 a.m.

RE&PD Committee Hybrid Meeting
Draft - MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:

Oliver Barakat, Chair	Jim Citrano
Stephanie Burch, Esq.	Todd Froats
Carol Worsham, Ex Officio	

Committee Members Excused:

Board Members in Attendance: Craig Gibbs, Esq. (via Zoom) and Braxton Gillam, Esq. (via Zoom)

DIA Staff Present: Lori Boyer, Chief Executive Officer; Xzavier Chisholm, Administrative Assistant; Wanda James Crowley, Financial Analyst (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development (via Zoom); Ina Mezini, Marketing and Communications Specialist (via Zoom); Guy Parola, Operations Manager; and Antonio Posey, Project Manager.

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee meeting of September 15th, 2022, was called to order at 10:34 a.m. by Chairman Barakat.

II. PUBLIC COMMENTS

Chairman Barakat opened the floor to public comment.

The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

Stanley Scott	Advocated for using city funds to inform and educate community business leaders on investing in downtown; advocated for co-ops and supporting small businesses.
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Allan DeVault	Spoke in support of the American Lions project, stating that 80 percent of the robust incentive package is self-generated, and the project will bring a long desired world-class product to downtown Jacksonville.
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III. AUGUST 10, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Having called for corrections or other edits by his fellow committee members and after receiving none, Chairman Barakat asked for a motion and second on the item.

Motion: CM Citrano moved to approve the minutes as presented

Seconded: CM Froats seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

IV. RESOLUTION 2022-09-01: IGUANA OFFICE PARCEL DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE FEE SIMPLE DISPOSITION OF A 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY WHICH WAS THE SUBJECT OF RESOLUTION 2022-06-04 AND IS AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND COMPRISING A PORTION OF THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# (A PORTION OF) 130572-0110 (F/K/A 130572-0100), “THE PROPERTY”; AUTHORIZING THE DISPOSITION OF THE PROPERTY AND ITS REDEVELOPMENT BY IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) ON THE TERMS SET FORTH ON EXHIBIT B; AUTHORIZING THE AMENDMENT OF THE REDEVELOPMENT AGREEMENT INTO BETWEEN THE CITY, DIA AND THE DEVELOPER DATED NOVEMBER 2021, AND ANCILLARY AGREEMENTS ASSOCIATED THEREWITH ALL IN ACCORDANCE WITH THE TERMS SET FORTH ON EXHIBIT B; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE THE REDEVELOPMENT AGREEMENTS AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF REDEVELOPMENT AGREEMENTS, A PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it authorizes the fee simple acquisition of the Office Parcel and amendments to the associated Redevelopment Agreement and ancillary agreements. The vast majority of the initial transaction remains unchanged.

CEO Boyer presented the staff report.

CM Froats stated his support for the resolution and highlighted the increased interest and potential development the project will bring to the area.

CEO Boyer confirmed for CM Citrano that the revised total project cost for the Hotel and Condominium development has increased by about \$50M.

CM Citrano asked what percentage design plans the construction cost estimates are based on. CEO Boyer responded that the developer has received both Conceptual and Final DDRB Approval, and Drew Frick, with the Jacksonville Jaguars, added that they are through 100 percent schematic design and going through full design and construction documents now. The numbers will continue to be in flux until they get to the Guaranteed Maximum Price (GMP) point early next year but feel confident in the estimates so far.

Responding to a question from CM Burch regarding the timeline of the construction and the Maintenance of Traffic (MOT), Steve Diebenow, representing the developer, stated that the construction for the hotel and office will be constructed at generally the same time with the office lagging a little. The two developments are expected to be completed at the same time. The primary concern with the MOT is preserving access to the marina, and the development agreement is pretty detailed in terms of how long the marina can be closed, when it can be open, when access can be shutdown, etc.

CM Worsham asked if the marina must go through permitting. Mr. Diebenow confirmed that it does, along with the pier and the bulkheads. Adding that, he does not anticipate any delays but is cautiously optimistic. There is currently a Request for Qualifications (RFQ) to perform the work.

CM Worsham asked if the CEO is authorized to permit an extension in the case of a delay. CEO Boyer confirmed that she has been authorized to provide a 6-month extension at her discretion.

BM Gibbs asked if the construction on Gator Bowl Boulevard will impact traffic as it pertains to nearby events (e.g., Florida/Georgia). Mr. Diebenow responded that he does not have details on that, but they certainly do not intend to interrupt the flow of traffic for games and events at TIAA Bank Field.

Chairman Barakat asked when did the contemplation of the easement agreements occur. CEO Boyer responded that 90 percent of the easement agreements existed in the original transaction. There are additional easements provided in this agreement that are the result of getting further along in the design and construction.

Motion: CM Citrano moved to approve the resolution as presented

Seconded: CM Froats seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

V. RESOLUTION 2022-09-02: AMERICAN LIONS RIVERFRONT PLAZA

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DISPOSITION AND REDEVELOPMENT OF A CITY-OWNED PROPERTY OF APPROXIMATELY ONE ACRE COMPRISED OF A PORTION OF DUVAL COUNTY TAX PARCELS RE#: 074457-1100 AND 074445-0700 (THE “PROPERTY”) IN ACCORDANCE WITH THE AWARD OF ISP-0362-22 TO AMERICAN LIONS (“DEVELOPER”) AND RESOLUTION 2022-05-02; FINDING THE AMERICAN LIONS PROJECT PROPOSAL ATTACHED HERETO AS EXHIBIT ‘B,’ IN FURTHERANCE OF THE DOWNTOWN NORTHBANK CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A PURCHASE AND SALE AGREEMENT, AND A REDEVELOPMENT AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it contemplates the approval of the American Lions proposal for the Riverfront Plaza development pad. The developer was the sole respondent to the Notice of Disposition (ISP-0362-22) but presented a proposal that complied with all requested criteria and was highly scored by each reviewer. The board previously approved DIA staff to move forward with negotiations of a term sheet with the developer which is presented to the board today.

CEO Boyer presented the staff report.

CM Worsham commented that she is in favor of the term sheet and is thrilled at the design concepts and iconic features of the project. Additionally, she feels that the term sheet offers adequate protection for the City and captures the desired architecture and integration with the park site plan.

Responding to a question from CM Burch regarding the resiliency and potential for flooding of the site, Hal Fetner, with American Lions, stated that the designs are still very preliminary, but they are concerned with the parking and resiliency. Furthermore, they are looking at different types of mechanical systems to address those issues and BIG (lead architect) has a significant amount of experience with resiliency planning.

DIA’s Steve Kelley confirmed for CM Citrano that he is comfortable with the rent estimates provided by the developer in their pro forma despite them being higher than what downtown is currently seeing. Adding that, it is speculation at this point, but the property is very unique and unlike anything currently in downtown.

CEO Boyer confirmed for CM Citrano that the loan is included in the overall incentive package amount, but its repayment at a future date is also included in the project’s ROI. CM Citrano noted that almost half of the incentive package will be repaid.

CEO Boyer commented that disposition of the property does not close until the developer has met certain criteria – e.g., gone through the design process, obtained DDRB approvals, obtained permits, and is ready to close on the construction loan.

CM Froats noted that looking at the incentive amount can be misleading, especially as it pertains to the REV Grant which is a positive return for the City because right now the City is receiving zero (in generated taxes).

CEO Boyer confirmed for Chairman Barakat that the retail requirements in the term sheet remain the same as they were in the Notice of Disposition.

Agreeing with Chairman Barakat, CEO Boyer spoke to the need for a diverse offering of unit types (e.g., studios, one-bedrooms, two-bedrooms, three-bedrooms).

CEO Boyer confirmed for Chairman Barakat that the developer has agreed to maintain the Sky Garden Terrace but that does not include a park maintenance contribution. Adding that, the board has been setting aside money for enhanced downtown maintenance.

Responding to Chairman Barakat, CEO Boyer stated that they will know of any substantive changes to the design no later than December, 2023, as described in the term sheet.

CEO Boyer clarified for Chairman Barakat that the site plan for the park does not need to come before the board, as it is City-owned property. Though, DDRB will take it up.

CM Burch asked if there will be any other community meetings regarding the site plan and the design of the park. CEO Boyer responded that she would have to check with the Parks Department, and agreed that it would be good idea to have a presentation to update the public.

Motion: CM Worsham moved to approve the resolution as presented

Seconded: CM Burch seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

VI. RESOLUTION 2022-09-03: MOSH DISPOSITION AMENDED TERMS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) MODIFYING THE TERM SHEET FOR DISPOSTION OF THE PROPERTY PREVIOUSLY APPROVED BY THE DIA PURSUANT TO RESOLUTION 2022-01-03; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it contemplates the modification of the term sheet for the disposition of the property previously approved by the DIA pursuant to Resolution 2022-01-03. The amendments to the term sheet primarily involve changes to the completion date and interim performance deadlines, and the respective party's responsibilities for construction of the park, Riverwalk, and infrastructure improvements funded by a City CIP project.

CEO Boyer presented the staff report.

Responding to a question from CM Worsham regarding the park partnership property, CEO Boyer stated that the language regarding the park partnership property and public use has been removed and deferred to the workshop where MOSH will receive further guidance from both the DIA and DDRB.

CM Citrano asked what is the DIA's plan in case MOSH can't meet their fundraising goals to move forward with the project. CEO Boyer stated that is part of the reason that she suggested the board not change the commencement of construction or fundraising date. The deadlines are set so that the City will know whether MOSH is proceeding with their project in a manner that allows the City to proceed with its CIP projects on the park space and riverwalk in coordination with the adjacent projects (e.g., Four Seasons Hotel and marina).

CEO Boyer confirmed for BM Gibbs that the completion date has been moved to 2027.

Motion: CM Worsham moved to approve the resolution as presented

Seconded: CM Burch seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

VII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

None.

X. ADJOURNMENT

Chairman Barakat stated that he will be filing a Form 8B regarding Resolution 2022-09-02.

CEO Boyer stated that there will be a projection demo of the light show at 8:30 p.m. at Friendship Fountain.

Seeing no further matters for discussion, Chairman Froats adjourned the meeting at 12:15 p.m.

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 Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

DRAFT

TAB IV

RESOLUTION 2022-10-01: RETENTION POND DISPOSITION (A R POLAR)

RESOLUTION 2022-10-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF ALL OR A PORTION OF AN APPROXIMATELY 5.18 ACRE PARCEL AS DESCRIBED ON EXHIBIT A (THE “RETENTION POND PARCEL”) OF CITY-OWNED REAL PROPERTY LOCATED WITHIN THE BOUNDARY OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#130574-0150, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A RETENTION POND AND LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements and dispose of City-Owned property; and

WHEREAS, the City owns an approximately 14.38-acre parcel of real property currently which is identified by Duval County Tax Parcel Number RE# 130574-0150 (the “Property”); and

WHEREAS, Developer is the owner of the adjacent parcel identified by Duval County Tax Parcel Number RE# 130574-0000 consisting of approximately 20.37 upland acres (“Developer’s Parcel”); and

WHEREAS, Developer has approached the City and DIA regarding the acquisition of some or all of the Retention Pond Parcel in exchange for conveyance to the City of one or more portions of Developer’s Parcel, one to provide the City with a riverfront site and adjacent submerged lands to accommodate construction of a new marine fire station to serve Downtown, and a potentially a second which the City would use as additional parking in the sports complex vicinity;

WHEREAS, in light of the redevelopment of Kids Kampus which has been approved by City Council and has closed, the existing marine fire station serving Downtown has been displaced and a new waterfront location must be secured; and

WHEREAS, the City-owned property originally contemplated for the fire station will require significant dredging to serve the needs of JFRD, at substantial expense to the City; and

WHEREAS, In April 2022, the DIA approved Resolution 2022-04-07 pursuant to which a notice of disposition was published for the pond site calling for the respondent to provide a replacement pond site; and

WHEREAS, it was originally contemplated that the parcel offered by AR Polar as a replacement pond site would be suitable for such use, however updated survey, title and site inspections have revealed encroachments such that the City would not use the site for a replacement pond but would nevertheless consider it for use as an additional parking lot; and

WHEREAS, the City has determined that the Retention Pond Parcel could be made available for a more economically productive use without development of a replacement pond and that the loss of some or all of the associated stormwater credits will not impede development within Downtown due to other qualified improvements; and

WHEREAS, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA has obtained appraisals of the various parcels involved in the disposition including the Retention Pond Parcel, the Fire Station Parcel, the swap parcel and the AR Polar master parcel; and

WHEREAS, cost estimates have been obtained by Public Works from Waitz and Moye regarding the cost to fill the Retention Pond Parcel, the cost to construct a new access road to the Fire Station Parcel and the AR Polar master parcel and the cost of associated improvements to the WJCT parking lot; and

WHEREAS, both the Retention Pond Parcel and the Developer's Parcel are located within the Combined Downtown Northbank Community Redevelopment Area ("Northbank CRA"); and

WHEREAS, DIA entered into negotiations with Developer regarding the terms of the disposition and redevelopment in accordance with DIA's approved negotiated disposition process and has continued such negotiation since the close of the prior disposition notice; and

WHEREAS, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which an updated Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, ("BID/CRA Plan") was adopted by Ordinance 2022-372-E; and

WHEREAS, Section 55.108 of the Jacksonville Code of Ordinances grants certain powers and duties to the DIA, including:

Interpreting the BID/CRA Plan and approving development and redevelopment projects within Downtown;

Implementing the BID/CRA Plan, and negotiating and approving downtown development and redevelopment agreements, grant agreements, license agreements, and lease agreements;

Planning and proposing Projects and Public facilities within Downtown; and

WHEREAS, DIA has established the terms upon which a new notice of disposition will be published as set forth in **Exhibit ‘B’**; and

WHEREAS, at a publicly noticed meeting held on October 13, 2022, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) recommended that the DIA Board adopt Resolution 2022-10-01; and

WHEREAS, upon adoption of this Resolution, a new 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, will be issued; and

WHEREAS, the DIA finds that the proposed disposition and redevelopment proposal further the following Redevelopment Goal and Strategic Objectives currently found in the BID/CRA Plan and those proposed by the DIA Board for adoption by City Council within the BID/CRA Plan Update:

Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.

Strategic Objectives:

- Support a clean and safe Downtown 24-7, including the work of Downtown Vision Inc
- 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 beyond code requirements
- Expand the installation of public infrastructure that enhances safety such as countdown timer pedestrian signals, enhanced lighting, security cameras, etc.

Redevelopment Goal 8 | Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

Strategic Objective:

- Streamline and improve the transparency of the disposition process for publicly owned land and building space.

- Initiate public/private partnerships where private participation can accelerate achievement of Years Table projects or provide more efficient or cost-effective project management.
- Identify motivated and cooperative property owners/developers and develop key pilot initiatives.
- Promote clean-up and redevelopment of brownfields through coordination with the state and the Department of Public Works.

NOW THEREFORE BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the thirty (30) day Notice of Disposition for the Retention Pond Parcel in accordance with its Negotiated Notice of Disposition Process and pursuant to the terms set forth in Exhibit B and consistent with Florida Statutes and the Ordinance Code.

Section 3. Proposals received, if any, will be reviewed by the DIA Chief Executive Officer, who will make a recommendation to the DIA Board regarding any responsive proposals received.

Section 4. If no alternate responsive and qualified proposals are received, or if they are determined by the CEO to be lower in value or unresponsive, the DIA authorizes its CEO to finalize negotiation of a term sheet with Developer and present it to the Board for final approval at the next regularly scheduled meeting following closure of the required notice period.

Section 6. The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution.

Section 7. This Resolution, 2022-10-01, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chairman

_____ Date

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

**Exhibit B
to Resolution 2022-10-01**

Essential Terms of Disposition Notice

1. Location: South of Gator Bowl Blvd and east of WJCT leased parcel, currently developed as a retention pond, which is a portion of the larger tax parcel RE #130574-0150.
2. Property Interest considered for disposition: Fee simple title to all or a portion of the “Retention Pond Parcel” depicted on Exhibit A map which consists of the easterly 5.18 acres, plus or minus, of the existing retention pond and is depicted in the survey sketch above.
3. Restriction on Use: Any use consistent with the adopted CRA Plan for Downtown. The property may remain as a retention pond or may be filled and redeveloped at the new owner’s discretion, however the Retention Pond Parcel will be deed restricted to prevent use that would be exempt from payment of property taxes, except with respect to any publicly dedicated and accepted park or recreation area.
4. A waterfront parcel with the Downtown Northbank CRA of no less than 1.20 acres of upland and approximately .4 acres of submerged lands, and of sufficient width and depth to accommodate development as a marine fire station, with sufficient water depth to accommodate marine fire vessels, and with public roadway access, must be provided to the City.
6. Proposal must include cash purchase price offered, if any, in addition to the required land parcel. Replacement land capable of use as a parking area in proximity to the Sports Complex may be considered as part of the purchase price at a value reflective of its use as a parking lot.
7. Proposal shall include the square footage and location of that portion of the Retention Pond Parcel desired for acquisition.
8. Closing and conveyance of swap parcels must occur no later than March 31, 2023.
9. Clear marketable title to the fire station parcel must be provided to the City.
10. Respondent must agree to provide access to and execute documents necessary to facilitate permitting of the marine fire station immediately open approval of a term sheet for disposition by the DIA Board.

TAB V

RESOLUTION 2022-10-02: JFRD PARKING LOT DISPOSITION (JONES BROS)

RESOLUTION 2022-10-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF ALL OR A PORTION OF AN APPROXIMATELY 0.17 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#073856-0000, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A PARKING LOT AND LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA STREETS; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements and dispose of City-Owned property; and

WHEREAS, the City owns an approximately .17-acre parcel of real property which is identified by Duval County Tax Parcel Number RE# 073856-0000 (the “Property”); and

WHEREAS, Developer is the owner of the adjacent parcels identified by Duval County Tax Parcel Number RE# 073857-0000 and 073855-0000 (“Developer’s Parcel”); and

WHEREAS, Developer has approached the City and DIA regarding the acquisition of the Property, has negotiated the provision of replacement parking with JFRD and has had an appraisal prepared for the Property; and

WHEREAS, the Developer has offered to provide JFRD, at no charge, an equal number of parking spaces in the parking facility to be constructed by Developer on the Property and Developer’s adjacent parcels as well as temporary parking during construction all at no charge to the City; and

WHEREAS, DIA entered into negotiations with Developer regarding the terms of the disposition and redevelopment in accordance with DIA’s approved negotiated disposition process; and

WHEREAS, Pursuant to approvals granted by DIA in Resolution 2018-03-01 and by City Council in Ordinance 2018-630, on February 8, 2019, the Developer, the City of Jacksonville, and DIA entered into a Redevelopment Agreement which has now expired but which contemplated conveyance of the Property to Developer; and

WHEREAS, the property is currently used for City purposes by JFRD, but if such Property is made available for disposition, a 30-day notice of disposition is required for all property within Downtown; and

WHEREAS, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA has ordered its own appraisal of the Property; and

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

WHEREAS, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which an updated Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, (“BID/CRA Plan”) was adopted by Ordinance 2022-372-E; and

WHEREAS, Section 55.108 of the Jacksonville Code of Ordinances grants certain powers and duties to the DIA, including:

WHEREAS, DIA has established the terms upon which a notice of disposition will be published as set forth in **Exhibit ‘A’**; and

WHEREAS, at a publicly noticed meeting held on October 13, 2022, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) recommended that the DIA Board adopt Resolution 2022-10-02; and

WHEREAS, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, will be issued; and

WHEREAS, the DIA finds that the proposed disposition and redevelopment proposal further the following Redevelopment Goal and Strategic Objectives currently found in the BID/CRA Plan:

Redevelopment Goal No. 2 | Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

Strategic Objectives:

- Actively pursue a minimum of 8,140 built and occupied multi-family dwelling units by 2030; and strive to induce the construction of 425 multifamily dwelling units per year, on average (T/E).
- Maximize utilization of existing parking structures and minimize construction of new parking structures exclusively for use of single building tenants by employing tools such as shared-use parking, proximity to shared transportation, and similar programs.
- Facilitate the restoration and rehabilitation of Downtown Jacksonville’s historic building stock for multifamily and attached dwelling units.

Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.

Strategic Objectives:

- 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 beyond code requirements

Redevelopment Goal 8: Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

Strategic Objective:

- Streamline and improve the transparency of the disposition process for publicly owned land and building space.

NOW THEREFORE BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the thirty (30) day Notice of Disposition for the Property in accordance with its Negotiated Notice of Disposition Process and pursuant to the terms set forth in Exhibit A and consistent with Florida Statutes and the Ordinance Code.

Section 3. Proposals received, if any, will be reviewed by the DIA Chief Executive Officer, who will make a recommendation to the DIA Board regarding any proposals received.

Section 4. If no alternate responsive and qualified proposals are received, or if they are determined by the CEO to be lower in value or unresponsive, the DIA authorizes its CEO to negotiate a term sheet with Developer and present it to the Board for final approval at the next regularly scheduled meeting following closure of the required notice period.

Section 5. The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution.

Section 6. This Resolution, 2022-10-02, shall become effective on the date it is signed by the Chair of the DIA Board.

[Signatures on following page]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chair

Date

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

DRAFT

**Exhibit A to Resolution 2022-10-02
Essential Terms of Disposition Notice**

1. Location: An approximately .17- acre parcel of real property which is identified by Duval County Tax Parcel Number RE# 073856-0000 located on West Ashly Street between Julia and Hogan Streets and currently developed as a surface parking lot.
2. Property Interest considered for disposition: Fee simple including air rights.
3. Restriction on Use: Any use consistent with the adopted CRA Plan for Downtown. The property will be deed restricted to prevent use that would be exempt from payment of property taxes, except with respect to any publicly dedicated and accepted park or recreation area or reconveyance to the City for government use.
4. Proposals must include the provision of replacement parking for JFRD in the immediate vicinity of their offices at 515 N. Julia Street as well as any charges associated with such parking and the duration of parking rights.
5. Proposals must include cash purchase price offered, if any, in addition to the required replacement parking.
6. Closing and conveyance of swap parcels must occur no later than March 31, 2023.