

**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**City Hall at St. James, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor
Thursday, June 23, 2016 - 9:00 AM**

MEMBERS:

James Bailey, Chairman
Jack Meeks, Vice Chairman
Oliver Barakat, Board Member
Robert Clements, Board Member
Brenna Durden, Board Member

Craig Gibbs, Board Member
Ron Moody, Board Member
Marc Padgett, Board Member
Kay Harper-Williams, Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	DDRB APPEAL
	A. Appeal of DDRB Application 2016-04
III.	DIA REGULAR BOARD MEETING ACTION ITEMS
	A. May 18, 2016 DIA Board of Directors Meeting Minutes
	B. Resolution 2016-06-01: A Resolution of the DIA Providing Up To \$50,000 from the Downtown Historic Preservation and Revitalization Trust Fund and up to \$75,000 from the Downtown Economic Development Fund for North Side Façade Terra Cotta Repair on the Florida Theatre Building.
	C. Resolution 2016-06-02: A Resolution of the DIA Instructing the CEO to Issue a Solicitation for Disposition of the Brewster Hospital Building
	D. Resolution 2016-06-03: A Resolution of the Instructing the CEO to Issue a Solicitation for Disposition of the Snyder Memorial Methodist Episcopal Church Building
	E. Resolution 2016-06-04: Allocation of Development Rights for Lofts at LaVilla
	F. Resolution 2016-06-05: Consent to Assignment of the Redevelopment Agreement of St Johns Partners, LLC Development Phase I (the Strand).
	G. Election of Officers for 2016-2017 <ul style="list-style-type: none"> a. Proposed Slate from the DIA Governance Committee: <ul style="list-style-type: none"> i. James Bailey as Chair; and ii. Jack Meeks as Vice Chair; and iii. Brenna Durden as Secretary.
IV.	CHIEF EXECUTIVE OFFICER REPORT – Aundra Wallace
V.	DDRB BRIEFING – Jim Klement
VI.	OLD BUSINESS
VII.	NEW BUSINESS
	A. Presentation on Parklets Within Downtown <i>MATERIALS UNDER SEPARATE COVER</i>
VIII.	PUBLIC COMMENTS
IX.	ADJOURNMENT



Downtown Investment Authority
Regular Meeting

City Hall at St. James
117 West Duval St., Don Davis Room
Thursday, June 23, 2016 - 1:00 p.m.

DIA Regular
DRAFT MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Jack Meeks, Vice Chairman; Brenna Durden; Craig Gibbs; Ron Moody and Kay Harper Williams

Board Members Absent: Oliver Barakat, Robert Clements and Marc Padgett

Council Member: Vice President Lori Boyer

Mayor's Staff: Johnny Gaffney Mayor's Office, Board and Commissions Liaison

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

Office of General Counsel: Lawsikia Hodges

I. CALL TO ORDER

Chairman Bailey convened the meeting at 1:12 p.m. He advised the speakers to introduce themselves for the record.

A. Pledge of Allegiance

III. ACTION ITEMS

A. Approval of the May 18, 2016 Board Meeting Minutes

The May 18, 2016 Board Meeting minutes were approved at the Appeal Hearing

B. RESOLUTION 2016-06-01: A RESOLUTION OF THE DIA PROVIDING UP TO \$50,000 FROM THE DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND AND UP TO \$75,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND FOR NORTHSIDE FACADE TERRA COTTA REPAIR ON THE FLORIDA THEATRE BUILDING.

Guy Parola provided an overview of Resolution 2016-06-01. Resolution 2016-06-01 funds approximately \$125,000 gap in funding through two sources: up to \$50,000 from the Downtown Historic Preservation and Revitalization Trust Fund, and up to \$75,000 from the Downtown Economic Development Fund.

CEO Wallace asked the Board Members to review this initiative as an asset for Downtown; as it lines up with Goal No. 1 – Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.

Chairman Bailey shared background information when Jake Goldbold approved the renovation of the Florida Theatre; the deal was that the City of Jacksonville would continue to support the historical part of maintaining the building.

CEO Wallace stated that \$125,000 was needed from the DIA to assist for completion of the project.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) PROVIDING UP TO \$50,000 FROM THE DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND AND UP TO \$75,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND, FOR A TOTAL FUNDING AMOUNT TO TO EXCEED \$125,000, FOR NORTH SIDE FACADE TERRA COTTA REPAIR ON THE THE FLORIDA THEATRE BUILDING, A CITY-OWNED ASSET; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Numa C. Saisselin, President of the Florida Theatre was present to answer any questions.

Chairman Bailey would follow up later for a discussion of increased theatre attendance if there were available parking spaces. The Florida Theatre has more activity than any other block during Art Walk. CEO Wallace pointed out that parking is provided in the Yates garage.

Board Member Williams stated that she is a Florida Theatre Board Member and will recuse herself from voting. She highly commended Mr. Saisselin and his team.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-06-01. THE MOTION PASSED 5-0-1(Williams abstaining)

Chairman Bailey moved to agenda item E. Resolution 2016-06-04

C. RESOLUTION 2016-06-04: ALLOCATION OF DEVELOPMENT RIGHTS FOR LOFTS AT LAVILLA

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TEN (10) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY EXHIBIT ‘A’ (“PROPERTY”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE

CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Guy Parola provided an overview of Resolution 2016-06-04. Resolution 2016-06-04 approves an allocation of the (10) multi-family units of unencumbered Phase 1 development rights from the Northside West Component Area of the Consolidated downtown Development of regional Impact (“DRI”) for the Lofts and LaVilla multi-family Vestcor development.

**A MOTION WAS MADE BY BOARD MEMBER MEEKS AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-06-04.
THE MOTION PASSED UNANIMOUSLY 6-0**

D. RESOLUTION 2016-06-02 – A RESOLUTION OF THE DIA INSTRUCTING THE CEO TO ISSUE A SOLICITATION FOR DISPOSITION OF THE BREWSTER HOSPITAL BUILDING.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE BREWSTER HOSPITAL BUILDING (“BREWSTER HOSPITAL”), THE PARCEL ON WHICH IT SITS, AND ADJOINING CITY-OWNED LANDS; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Wallace reported that the Strategic Implementation Committee met and tasked the staff for preparation of releasing a notice of disposition of said property to the full Board.

The Downtown Development fund is \$3.7M and the Historic Preservation Trust Fund is \$4.2M.

Vice Chairman Meeks inquired about the City having \$700 a square footage in the Brewster building when Board Member Gibbs and himself were Board Members of the JEDC. He wanted ensure that the right square footage and dollars has been spent. Guy Parola responded by relocating building, increased the dollar per square foot. Vice Chairman Meeks recalled the City having \$3.4 M and he asked Guy to double check into that.

Board Member Moody inquired about the fair market rent. Guy Parola commented that the respondants would have to commit to some portion of the building to be used for the Nurses Association.

CVP Boyer suggested a discussion of the Southbank CRA Budget with the Parking budget.

The Board Members discussed the space where the Nurses Association will hold meetings.

Vice Chairman Meeks pointed out that the Brewster building was historically important to the Nurses and their community than memorabilia. He reiterated during his membership with JEDC the RFP did not go any further, because the board was unhappy with the Nurses about the amount of space being dedicated to the building.

Public Comments

Mitchell McDaniel, McDaniels Contractors commented that he is a contractor with the Florida Theatre. He was also a contractor with Brewster Hospital which performed the restoration about six or seven years ago. He stated that the Brewster building needs to be maintained. He expressed passion and dislikes seeing historic structures like this to continue to be neglected.

Board Member Moody said that he would like to see a small City agency utilizing the space by placing it on an expense ledger.

Board Member Durden preferred for the Board to see if there was a third entity to have oversight to ensure that the building is maintained.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2016-06-02. THE MOTION PASSED UNANIMOUSLY 6-0.

E. RESOLUTION 2016-06-03: A RESOLUTION OF THE INSTRUCTING THE CEO TO ISSUE A SOLICITATION FOR DISPOSITION OF THE SNYDER MEMORIAL METHODIST EPISCOPAL CHURCH BUILDING.

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“THE DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE SNYDER MEMORIAL METHODIST CHURCH BUILDING; APPROVING SCORING CRITERIA FOR AFORMENTIONED SOLITICATION; INSTRUCTING THE CHIEFE EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth Resolution 2016-06-03. He reported that the Strategic Implementation Committee met May 23rd to discuss Snyder property and a solicitation was processed. The Solicitation is to garner proposals for sale or lease of the Church.

A MOTION WAS MADE BY BOARD MEMBER MEEKSAND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2016-06-03. THE MOTION PASSED UNANIMOUSLY 6-0.

F. RESOLUTION 2016-06-05: CONSENT TO ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT OF ST. JOHNS PARTNERS, LLC DEVELOPMENT PHASE I (THE STRAND).

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AUTHORIZING THE CEO TO EXECUTE A CONSENT TO AND ASSIGNMENT AND ASSUMPTION AGREEMENT FOR ASSIGNMENT OF THE PHASE 1 OWNER RIGHTS AND OBLIGATIONS UNDER THE ST JOHNS CENTER, LLC REDEVELOPMENT AGREEMENT DATED FEBRUARY 2, 2002; PROVIDING AN EFFECTIVE DATE.

CEO Wallace brought forth the Resolution 2016-06-05. In 2002, JEDC entered a redevelopment with St. Johns Center LLC for two phases of a redevelopment into residential units on the Southbank of Downtown. On October 2013, the OED consented to an assignment of Phase I (the Strand) of the redevelopment agreement to 1401 Riverplace, LLC attendant to the sale of the Strand parcel.

CEO Wallace pointed out that reporting requirements are required by DELORENZO STRAND, LLC. and the DIA will owe them the actual REV Grant for the project.

A MOTION WAS MADE BY BOARD MEMBER GIBBS AND SECONDED BY BOARD MEMBER MEEKS APPROVING RESOLUTION 2016-06-05. THE MOTION PASSED UNANIMOUSLY 6-0.

G. ELECTION OF OFFICERS FOR 2016-2017.

CEO Wallace reported that a Governance Committee was held June 9th.

Per Section 4.0 of the DIA Bylaws, the Governance Committee met on June 9, 2016, to discuss a slate for Chair, Vice Chair and Secretary to be presented to the Board as a whole at the June 23, 2016 DIA meeting.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER BAILEY TO SERVE AS CHAIR OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER MEEKS TO SERVE AS VICE-CHAIR OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GIBBS NOMINATING BOARD MEMBER DURDEN TO SERVE AS SECRETARY OF THE DIA. THE MOTION PASSED UNANIMOUSLY 6-0.

A. PRESENTATION ON PARKLETS WITHIN DOWNTOWN

Jack Shad, Windmill Consulting contracted through Downtown Vision, Inc & (former parking Director) provided a presentation to the Board to develop a “parklet” program for Downtown Jacksonville. All materials were included under separate cover.

A draft Resolution was provided by the Consultant. Chairman Bailey stated that the DIA could not approve a Resolution as more information was needed to be developed for DDRB.

Bob Carle commented that there are a number of interesting aspects and concerns as it relates to traffic engineering; in terms to risk management that he would like the staff to carry out very close due-diligence.

Chairman Bailey stated that people could use the tables and chairs on the sidewalk if \$10,000 was paid. Having no exclusive use could become a problem.

Chairman Bailey advised Mr. Shad to continue. Mr. Shad stated that he would continue working with the staff and will come back before the Board. CEO Wallace said after all due-diligence has taken place, this item will be come back before the DIA.

IV. CHIEF EXECUTIVE OFFICER REPORT

Chairman Bailey shared with the Board Members that CEO Wallace was invited to participate as the representative of behalf of the City of Jacksonville to the International Waterfront Forum by the Mayor of Liverpool during June 16 and 17, 2016.

V. DDRB Update

Jim Klement provided the DDRB briefing. The DDRB meeting was held on Thursday, June 16, 2016 p.m.in the Lynwood Roberts Room on the 1st Floor. The next DDRB meeting will be held on July 21st at 2:00 p.m. in Conference Room C.

VI. OLD BUSINESS

Chairman Bailey reannounced his appreciation to the DIA “small hardworking” staff along with Bob Carle and his 36 parking employees. The Parking department is an incredible addition to the DIA.

He noted that during the Budget season it was tough to watch others seeking increases and compensations, when he knows what all of the staff workload covers.

VI. NEW BUSINESS

Parklets was taken up after the election of officers.

CEO Wallace stated that the DIA will take the entire month of July off to catch up on a lot things that are floating around.

VII. PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business, Chair Bailey adjourned the 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, an audio CD is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@cof.net.

Draft for Circulation Not Approved By Board

RESOLUTION 2016-06-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") PROVIDING UP TO \$50,000 FROM THE DOWNTOWN HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND AND UP TO \$75,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND, FOR A TOTAL FUNDING AMOUNT NOT TO EXCEED \$125,000, FOR NORTH SIDE FAÇADE TERRA COTTA REPAIR ON THE FLORIDA THEATRE BUILDING, A CITY-OWNED ASSET; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for Downtown's Community Redevelopment Areas, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560; and

WHEREAS, the Florida Theatre Building has been designated as a local historic landmark in accordance with Chapter 307, Jacksonville Code of Ordinances; and

WHEREAS, the City received a \$150,000 grant for North Side Façade Terra Cotta work for the Florida Theatre from the State Division of Historic Resources; and

WHEREAS, the City has an additional \$75,000 in funding for North Side Façade Terra Cotta work for the Florida Theatre; and

WHEREAS, whereas the lowest bid for the North Side Façade Terra Cotta work submitted is in the amount of \$349,736, creating an approximate deficit in available funding of \$125,000; and

WHEREAS, the Florida Theatre is a City-owned asset housing the Florida Theatre and underutilized office space; and

WHEREAS, North Side Façade Terra Cotta work is an allowable expense pursuant to section 111.910, Jacksonville Code of Ordinances; and

WHEREAS, the Downtown Investment Authority is authorized pursuant to section 111.910, Jacksonville Code of Ordinances, to utilize up to \$50,000 from the Downtown Historic Preservation and Revitalization Trust Fund without further action by City Council; and

WHEREAS, the Downtown Investment Authority is authorized to use the Downtown Economic Development Fund for projects that are consistent and further the Redevelopment Goals of the North Bank Downtown and Southside Community Redevelopment Area Plan; and

WHEREAS, the North Side Façade Terra Cotta work on the Florida Theatre furthers Redevelopment Goal No. 1 of the North Bank Downtown and Southside Community Redevelopment Area Plan, which states: “Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment”, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

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

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to provide funding of up to \$50,000 from the Downtown Historic Preservation and Revitalization Trust Fund and up to \$75,000 from the Downtown Economic Development Fund for North Side Façade Terra Cotta repair on the Florida Theatre Building.

Section 3. This Resolution, 2016-06-01, 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: 5 Opposed: _____ Abstained: 1

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE BREWSTER HOSPITAL BUILDING (“BREWSTER HOSPITAL”), THE PARCEL ON WHICH IT SITS, AND ADJOINING CITY-OWNED LANDS; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Brewster Hospital is a culturally and historically significant part of Downtown Jacksonville; and

WHEREAS, Brewster Hospital is both on the National Register of Historic Places and a locally designated historic landmark; and

WHEREAS, between 2004 and 2007 the City of Jacksonville spent approximately \$2,285,500 to renovate and restore Brewster Hospital; and

WHEREAS, Brewster Hospital has remained vacant since its renovation; and

WHEREAS, without an occupant, the Brewster Hospital will fall back into disrepair; and

WHEREAS, the City owns contiguous and adjacent parcels to the Brewster Hospital sufficient to accommodate off-street parking; and

WHEREAS, DIA desires to solicit proposals for lease of Brewster Hospital and contiguous/adjacent City-owned parcels to be used for off-street parking; and

WHEREAS, DIA desires to solicit proposal that are consistent with, and further the Redevelopment Goals of, the North Bank Downtown and Southside Community Redevelopment Area; and

WHEREAS, DIA is the designated Community Redevelopment Agency for Downtown’s Community Redevelopment Areas, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

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

Section 2. The DIA approves the following scoring criteria for incorporation into a Solicitation for Disposition of Brewster Hospital:

Impact Analysis: Proposals will be graded on how the proposed use respects the historical and cultural significance of the Brewster Hospital, the LaVilla neighborhood, enhances the area, improves quality of life, provides a needed or valuable service, or improves social conditions. **[25 points]**

Business Plan / Pro Forma (Including Construction Schedule and Sources & Use Statement, if applicable): Proposals will be graded on equity investment, working capital, amount financed, and construction schedule. **[25 points]**

Consistency with the CRA Plan: Proposals will be graded on consistency with the CRA Plan, including furtherance of its Goals and Strategic Objectives. **[20 points]**

Lease Terms: Proposals will be graded on such factors as value of improvements, lease terms, etc. Proposals that include rental rate discounts in consideration of building and site improvements may be submitted. **[25 points]**

Job creation and/or Retention: Proposals will be graded on average wages and job creation/retention. For job creation, this criterion speaks to new jobs brought to Downtown. Jobs being relocated from outside of Downtown will count as new jobs. Job retention speaks to jobs currently within Downtown that will be retained. **[5 points]**

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

Section 3. This Resolution, 2016-06-02, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE SNYDER MEMORIAL METHODIST CHURCH BUILDING; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Snyder Memorial Methodist Church building is a significant part of Downtown Jacksonville’s history; and

WHEREAS, Snyder Memorial Methodist Church is both on the National Register of Historic Places and a locally designated historic landmark; and

WHEREAS, Snyder Memorial Methodist Church has remained vacant since the City acquired it from the St. Johns River City Band; and

WHEREAS, the City of Jacksonville has spent in excess of \$400,000 for building stabilization and repair; and

WHEREAS, Snyder Memorial Methodist Church is in a sever state of disrepair; and

WHEREAS, without an occupant, the Snyder Memorial Methodist Church will continue to fall further into disrepair; and

WHEREAS, Snyder Memorial Methodist Church is located in the epicenter of Downtown Jacksonville and within an area where there has been significant public and private investment within recent years; and

WHEREAS, Snyder Memorial Methodist Church is within proximity to the Museum of Contemporary Art, the Main Branch Library, Hemming Park, and City Hall; and

WHEREAS, Snyder Memorial Methodist Church is within the commercial, office, and cultural center of Downtown Jacksonville; and

WHEREAS, DIA desires to solicit proposal that are consistent with, and further the Redevelopment Goals of, the North Bank Downtown and Southside Community Redevelopment Area; and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank Downtown and Southside Community Redevelopment Area, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

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

Section 2. The DIA approves the following scoring criteria for incorporation into a Solicitation for Disposition of Snyder Memorial Methodist Church:

Renovation: Proposals will be graded on the respondent's capacity to renovate the building in a manner consistent with local, state and national historic standards. Capacity is to be construed to mean respondent has, or will employ or partner with a person or entity with expertise and previous experience in successfully renovating historic building(s) of similar size or scale. **[20 Points]**

Impact Analysis: Proposals will be graded on street-level activation, compatibility with adjacent City assets (e.g. Museum of Contemporary Art, Main Branch Library, Hemming Park), businesses, and residents. **[15 Points]**

Consistency with the CRA Plan: Projects will be graded on consistency with the CRA Plan, with particular emphasis on relevant Redevelopment Goals and their respective Strategic Objectives. **[15 Points]**

Business Plan / Pro Forma (Including Construction Schedule): Financial capacity, including but not necessary limited to, equity investment, working capital, financing, etc. **[25 Points]**

Terms: Proposals will be graded on such factors as value of improvements, lease or purchase terms, etc., and other factors that demonstrate a return on investment for DIA and the City. **[25 Points]**

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

Section 4. This Resolution, 2016-06-03, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-06-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TEN (10) MULTI-FAMILY UNITS OF PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO VESTCOR, INC. TO BE UTILIZED ON THE PROPERTY IDENTIFIED BY EXHIBIT ‘A’ (“PROPERTY”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Vestcor, Inc. via DIA Resolution 2015-10-01 was allocated 120 multi-family unit Phase I development rights from the Northside West Component Area of the Consolidated Downtown DRI; and

WHEREAS, Vestcor, Inc. has determined that the project requires an additional ten (10) units of multi-family development rights to be successful; and

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

WHEREAS, requested allocation is consistent with the BID Plan and CRA Plan for Downtown, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. DIA allocates ten (10) units of Phase I multi-family development rights from the Northside West Component Area of the Consolidated Downtown DRI for use on the Property, subject further to the following provisions:

- A. The allocation becomes effective upon acquisition of the Property by Vestcor, Inc., or their assigns, providing further that prior to assigning these development rights Vestcor, Inc. will notify DIA of any assignee.
- B. Should Vestcor, Inc. or their assign fail to close on the property within one year from November 4, 2015, this Resolution and the allocation of rights becomes null

and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.

- C. Should Vestcor, Inc. or their assign fail to acquire a building permit for vertical construction within 24 months from November 4, 2015, this Resolution and the allocation of rights becomes null and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.
- D. Should Vestcor, Inc. or their assign fail to commence vertical construction within 36 months from November 4, 2015, this Resolution and the allocation of rights becomes null and void. The DIA CEO may, at their sole discretion, extend this deadline by sixty days for show of good cause by Vestcor, Inc. or their assign.
- E. Should Vestcor, Inc. or their assign fail to meet any of the deadlines identified in A through D, above, the development rights will revert back to the DIA.

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

A. Strategic Goal:

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

B. The following strategic objective:

Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.

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

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

FORM APPROVAL:

Office of General Counsel

RESOLUTION 2016-06-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AUTHORIZING THE CEO TO EXECUTE A CONSENT TO AND ASSIGNMENT AND ASSUMPTION AGREEMENT FOR ASSIGNMENT OF THE PHASE 1 OWNER RIGHTS AND OBLIGATIONS UNDER THE ST JOHNS CENTER, LLC REDEVELOPMENT AGREEMENT DATED FEBRUARY 2, 2002; 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 Chapter 55, Jacksonville Ordinance Code; and

WHEREAS, The DIA has been designated the successor agency to the Jacksonville Economic Development Commission (the “JEDC”) pursuant to Chapter 55, Jacksonville Ordinance Code; and

WHEREAS, On February 2, 2002 the JEDC entered into a Redevelopment Agreement (the “RDA”) with ST JOHNS CENTER, LLC for a two phase redevelopment into residential units on the Southbank of Downtown; and

WHEREAS, on October 8, 2013 the Office of Economic Development (the then successor to the JEDC) consented to an assignment of Phase I (the Strand) of the RDA to 1401 RIVERPLACE, LLC, attendant to the sale of the Strand parcel; and

WHEREAS, 1401 RIVERPLACE, LLC is in the process of closing a sale of the Strand parcel and seeks to assign the rights of Phase I of the RDA to the purchaser, DELORENZO STRAND, LLC; and

WHEREAS, pursuant to Section 8.1 of the RDA, in order to assign Phase I of the RDA to the new owner, 1401 Riverplace, LLC needs to obtain a signed consent to the assignment from the DIA CEO.

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 CEO to execute the consent to and assignment and assumption of rights agreement and all other documents necessary to effectuate the consent to the proposed assignment of Phase I of the RDA.

Section 3. This Resolution, 2016-06-05, Shall become effective on the date it is signed by the Chair of the DIA Board.

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WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

FORM APPROVAL:

Office of General Counsel

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