

RESOLUTION 2017-01-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE "CEO") TO NEGOTIATE AN ECONOMIC DEVELOPMENT AGREEMENT AUTHORIZING A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT ("REV GRANT") BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND VENTURES DEVELOPMENT GROUP, LLC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ventures Development Group, LLC ("Ventures" or the "Developer") currently have the property commonly known as the Hines property with a street address of 0 Prudential Avenue, located within the boundaries of the Southbank CRA, under contract for purchase; and

WHEREAS, the Developer proposes to build a residential apartment complex on the site located at 0 Prudential Avenue. The new proposed rental apartment facility will include 300 residential rental units. Collectively the project will result in the investment of approximately \$62.3 million for the construction of the rental apartment facility and associated improvements; and

WHEREAS, the increased private capital investment totaling \$62.3 million in real property will increase the county ad valorem tax base over the useful life of the assets and meets the existing CRA Plan Multi-family REV Grant guidelines; and

WHEREAS, to assist Ventures, or a to be formed subsidiary, to increase the amount of residential units in Jacksonville will require financial assistance from the Downtown Investment Authority; and

WHEREAS, to assist Ventures, or a to be formed subsidiary, to increase the amount of residential units in Jacksonville the DIA determines the entire Southbank CRA to be a Strategic Housing Area as defined in the BID Plan; and

WHEREAS, the Downtown Investment Authority ("DIA") is authorized per section 55.108 *Economic Development* of the City Ordinance Code, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Southbank Community Redevelopment Area; and

WHEREAS, the Downtown Investment Authority ("DIA") is authorized per section 55.108(8)-(9)(b) *Economic Development* of the City Ordinance Code, to implement the BID Plan, grant final approval of redevelopment agreements, without further action of Council, in furtherance of the BID Plan; and

WHEREAS, DIA is proposing a REV Grant up to 75% of the incremental increase in the county portion of ad valorem taxes generated from their proposed private capital investment of up to \$62.3 million for fifteen (15) years not to exceed \$7,880,000, and the REV Grant is consistent with the DIA Market Rate Multi-Family Housing REV Grant set forth in the Bid Plan; and

WHEREAS, the REV Grant annual payments will be funded through the Southside Tax Increment Finance District Trust Fund; and

WHEREAS, the proposed City of Jacksonville REV Grant incentive is a material factor in assisting Ventures, or a to be formed subsidiary, to expand its residential rental capacity in Jacksonville within the Southbank of downtown.

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. Authorizing the CEO to negotiate an Economic Development Agreement, authorizing the REV Grant as described above.

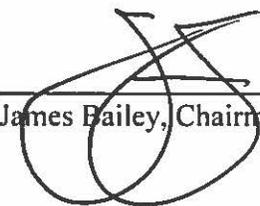
Section 3. Authorizing the CEO of the Downtown Investment Authority to execute said agreements subject to the terms as described above.

Section 5. This Resolution, 2017-01-02, shall become effective on the date it is signed by the Chair of the DIA Board.

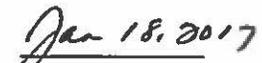
WITNESS:

DOWNTOWN INVESTMENT AUTHORITY





James Bailey, Chairman



Date

VOTE: In Favor: 9 Opposed: 0 Abstained: 0

FORM APPROVAL:

Office of General Counsel