



Downtown Investment Authority
Finance and Budget Committee

Wednesday, February 15, 2023
1:00 P.M.

FINANCE AND BUDGET AGENDA

Jim Citrano, Chair

Braxton Gillam, Esq., Committee Member

Carol Worsham, Ex Officio

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. JANUARY 18, 2023 FINANCE AND BUDGET COMMITTEE MEETING MINUTES APPROVAL
- IV. RESOLUTION 2023-02-01: SOUTHBANK TID BUDGET UNALLOCATED (**VOTING ITEM**)
- V. DISCUSSION OF FUNDING PRIORITIES FOR UNALLOCATED FUNDS, TRANSFERS AND UNAPPROPRIATED REVENUE
 - a) Northbank
 - b) Southbank
- VI. OLD BUSINESS
 - a) Ordinance 2022-0575- substitute moving through City Council consistent with 2023-01-01
 - b) Ordinance 2022-0576- status update
- VII. NEW BUSINESS
- VIII. ADJOURN

MEETING LOCATION

PHYSICAL LOCATION

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

PLEASE NOTE: The multipurpose room will **not be accessible through the Main Street entrance**. The Main Street entrance will be closed. Please use the Laura Street entrance to enter the building.

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



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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:

Join Zoom Meeting

<https://us02web.zoom.us/j/87199704452?pwd=YVZWRFNvaDlrRTRuRlFhR1pPSjVOUT09>

Meeting ID: 871 9970 4452

Passcode: 308035

One tap mobile

+1 (312) 626-6799 (Chicago)

+1 (646) 558-8656 (New York)

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

TAB IV

RESOLUTION 2023-02-01: SOUTHBANK TID BUDGET UNALLOCATED

RESOLUTION 2023-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE DOWNTOWN SOUTHSIDE CRA ADOPTING AN FY 22-23 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE DOWNTOWN SOUTHSIDE CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Sec. 106.340-106.346, Ordinance Code, the Board has been given authority to allocate and transfer funds within the CRA budget in accordance with the provisions of those sections, without further Council approval; and

WHEREAS, the adopted FY 2022-2023 budget for the Southbank has \$368,737.00 appropriated to Unallocated Plan Authorized Expenditures; and

WHEREAS, previous DIA Board approved transfers from interest and investment pool earnings to Future Years Debt Reduction have not been effectuated due to an accounting reconciliation necessitated by the City’s change of accounting systems; and

WHEREAS, various obligations that may require use of funds from Future Years Debt reduction will be payable in the next several months; and

WHEREAS, in order to ensure that such payments can be timely made, staff has recommended a transfer of current year unallocated funds; and

WHEREAS, the DIA Finance and Budget Committee has recommended adoption of this Resolution 2023-02-01 at its meeting held on February 14, 2023

WHEREAS, the DIA board hereby authorizes the amendment of the 2022-23 SS TID budget to allocate \$50,000 from Unallocated Plan Expenditures to Future Years Debt Reduction.

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

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

Section 2. The DIA amends the FY 22-23 budget in accordance with Exhibit ‘A’ attached hereto and directs staff of the DIA to prepare and file a CRA Budget Transfer Form as necessary to effectuate the purposes of this Resolution.

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

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chair

Date

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

RESOLUTION 2023-02-01
EXHIBIT 'A'

FROM:

UNALLOCATED PLAN AUTHORIZED EXPENDITURES: **\$50,000.00**

TO:

FUTURE YEAR DEBT REDUCTION: **\$50,000.00**

TAB V

**DISCUSSION OF FUNDING PRIORITIES FOR UNALLOCATED FUNDS,
TRANSFERS AND UNAPPROPRIATED REVENUE**

NORTHBANK:

<u>Needs and Possible Uses</u>	<u>Available Balance Today</u>	<u>Years Table 22-24</u>	<u>Total Need- cost of project or desired program balance</u>
(NB) PARK ACQUISITION AND CAPITAL IMPROVEMENTS	\$ 1,270,295.00	\$ 1,500,000.00	\$10,000,000 plus
TWO WAY STREET CONVERSION (FORSYTH & ADAMS)	\$ 8,256,798.00	\$ 1,000,000.00	waiting for bid; will need funds to complete design of unconstrained
RIVERWALK ENHANCEMENTS AND SIGNAGE	\$ 25,000.00	\$ 1,000,000.00	\$1,000,000 plus for signage, new benches, continuity, etc.
LIBERTY STREET IMPROVEMENTS	\$ 100,000.00	\$ 100,000.00	\$500,000?
URBAN ARTS PROGRAM	\$ 938,125.00	\$ 600,000.00	
NB SHIPYARDS WEST PARK (CRA portion)	\$ 879,760.00	\$ 500,000.00	\$5-\$15 million- food hall? Piers?
NEIGHBORHOOD STREETScape IMPROVEMENTS	\$ 500,000.00	\$ 1,000,000.00	\$1,000,000 plus- good opportunity
NB BANNERS	\$ 70,036.00	\$ 40,000.00	
LAVILLA HERITAGE TRAIL & GATEWAYS	\$ 830,000.00	\$ 1,000,000.00	
WATERFRONT ACTIVATION	\$ 650,000.00	\$ 100,000.00	additional show content
NB DOWNTOWN ENHANCED MAINTENANCE	\$ 725,000.00	\$ 1,000,000.00	
NB PARKS AND PROGRAMMING	\$ 1,970,295.00	\$ 1,000,000.00	redefine scope for Riverfront Plaza Private Pad and projectors and speakers
HISTORIC MARKERS	\$ -	\$ 510,000.00	\$500,000 plus
DOWNTOWN WI-FI	\$ -	\$ 100,000.00	
K012 IN THE NORTHBANK CRA (TBD)	\$ -	\$ -	
SHOTGUN HOUSES	\$ 15,625.00	\$ -	
(NB) RETAIL ENHANCEMENT PROGRAM	\$ 1,915,718.00	\$ 2,000,000.00	
(NB) FAÇADE GRANT PROGRAM	\$ 904,636.00	\$ 300,000.00	
(NB) SMALL SCALE RESIDENTIAL	\$ 425,000.00	\$ 500,000.00	
(NB) LOAN FUNDS	\$ 1,541,446.00	\$ 1,275,000.00	
(NB) COMMERCIAL REVITALIZATION PROG.	\$ 1,000,000.00	\$ 1,000,000.00	\$288,000 in pending legislation
(NB) PARKING SCREENING GRANT	\$ 500,000.00	\$ 1,000,000.00	
(NB) MARKETING & PROMOTIONS	\$ 435,500.00	\$ 400,000.00	

DOWNTOWN NORTHBANK C.R.A.

1. Unallocated Planned Authorized Expenditures	\$	464,242.00
(Hold for two-way street bid responses)		
2. Proceeds from Iguana Office Purchase	\$	3,200,000.00
(Will require council appropriation bill)		
3. Current all years balance in Downtown NB Enhanced Maintenance	\$	725,000.00
(Can be transferred by Board action)		
4. Lynch Repayment due in July	\$	4,950,221.47
(Can be transferred by Board action; dependent upon receipt)		
5. NB Downtown Parks and Programming	\$	1,970,295.27
(Can be transferred by Board action)		

* Bear in mind that we will be developing the 23/24 budget next month for our consideration and there is approximately \$7 million annually above Financial Obligations

NORTH BANK CAPITAL PROJECT DESCRIPTIONS

PROJECT	DESCRIPTION
(NB) PARK ACQUISITION AND CAPITAL IMPROVEMENTS	To support the recommendations within the Park Assessment and Plan completed as part of the BID and CRA Update, lands for several new neighborhood parks on the Northbank should be located and acquired, or City owned parcels set aside, and developed to provide missing recreational and park amenities in proximity to residents within Downtown Jacksonville neighborhoods.
RIVERWALK ENHANCEMENTS AND SIGNAGE	To implement the recommendations of the SWA Plan, which includes Riverwalk Design Guidelines and enhancements (e.g. paving, planting, lighting, etc.) to create a cohesive design. Also includes the installation of upgraded signage and new signage in newly completed Riverwalk segments, as previously Riverwalk Informational Signage was been installed in limited locations and without full digital map functionality or the full menu of signage types, including “selfie spot” artistic signage. Could also include artistic feature benches, etc.
LIBERTY STREET IMPROVEMENTS	<p>Public Works is redesigning Liberty Street as a north-south bicycle corridor. This corridor will provide a parallel facility to the Emerald Trail segments at Hogan’s Creek, Hogan Street, and Lee Street to connect Beaver Street to the Riverwalk. The limits of this project is between the curb lines (i.e. travel lanes)</p> <p>The CRA project would be those areas outside of the curbs (e.g. sidewalk) for expanding sidewalk widths, enhancing hardscape and landscape, etc. to complement the Public Works effort.</p>
NB SHIPYARDS WEST PARK (CRA portion)	DIA and the City have contracted with Agency Landscaping & Design for designing Shipyards West as a public park. The City’s contract is governed by the FRDAP requirements to replace Kids Kampus. The DIA (or CRA portion) includes food hall, restaurant, and other amenities that cannot be placed in the FRDAP governed areas. Piers 1,2 and 3 are also within the CRA boundary and could be funded by the CRA. Additional funding would be for construction documentation and actual construction of those facilities.
NEIGHBORHOOD STREETScape IMPROVEMENTS	Pavers, benches, streetlights and landscape to provide a consistent neighborhood brand

NORTH BANK CAPITAL PROJECT DESCRIPTIONS

<p>WATERFRONT ACTIVATION</p>	<p>Waterfront activation is a project that consists of production of custom digital content to be used in conjunction with the City developed Performing Arts Center Music Heritage Garden in a nightly projection show, as well as other interactive public art and capital enhancements to activate the Downtown waterfront such as the addition of LED lighting on the Performing Arts Center façade, speakers in other Riverfront locations capable of broadcasting the show, etc. The DIA’s waterfront activation would complement the City’s efforts by adding additional elements not covered by the CIP project as well as software and content.</p>
<p>HISTORIC MARKERS</p>	<p>The Downtown Jacksonville urban core of Jacksonville is home to a great many historic structures and a National historic District. Historic markers, storyboards, digital content and/ or signage throughout Downtown Jacksonville to identify historic structures, sites, and neighborhoods.</p>
<p>RIVERFRONT PLAZA PRIVATE PAD</p>	<p>Interim landscape and underground utilities for future development; possible design of restaurant for lease</p>
<p>RIVERFRONT PLAZA PROJECTORS AND SPEAKERS</p>	<p>To include Riverfront Plaza in the Performing Arts Center projection show and provide separate projection opportunities for the Riverfront Plaza central Lawn, 3 projectors would be required as well as speakers designed and installed within the park.</p>

SOUTHBANK

<u>Needs and Possible Uses</u>	<u>Available Balance Today</u>	<u>Years Table 22-24</u>	<u>Total Need</u>
(SB) DOWNTOWN BANNERS	\$ 6,418.00	\$ 10,000.00	
(SB) PARKS AND PROGRAMMING	\$ 240,000.00	\$ 300,000.00	
(SB) URBAN ART PROGRAM	\$ 25,000.00	\$ 100,000.00	Could begin program with crosswalks, sculptures, etc.
(SB) ENHANCED DOWNTOWN MAINTENANCE	\$ 125,000.00	\$ 175,000.00	
(SB) PARKS ACQUISITION & CAPITAL IMPROVEMENTS	\$ 263,963.00	\$ 200,000.00	dog park Broadcast at overpass; other
(SB) RIVERWALK ENHANCEMENTS	\$ -	\$ 275,000.00	\$2 million plus; also need to enhance San Marco connection to Prudential with pavers, signage and amenities to connect Riverwalk segments
(SB) WATERFRONT ACTIVATION	\$ 924,341.00	\$ 25,000.00	possible need for 200,000 for additional hardware
(SB) PARKING	\$ 1,377,709.00	\$ 200,000.00	
(SB) RIVER & TRIBUTARY ACCESS	\$ -	\$ 25,000.00	
(SB) RIVERS EDGE (THE DISTRICT)	\$ 10,067,498.00	\$ 7,000,000.00	\$7,500,000 will complete balance of obligation
(SB) NEIGHBORHOOD STREETScape IMPROVEMENTS			Could begin to switch out street lights to conform to new design
FLAGLER AVE SHARED STREET			2 million
(SB) RETAIL ENHANCEMENT PROGRAM	\$ 950,664.00	\$ 800,000.00	
(SB) COMMERCIAL REVIATALIZATION	\$ 250,000.00	\$ 450,000.00	\$500,000- available for office tenants
(SB) SMALL SCALE RESIDENTIAL	\$ 25,000.00	\$ 50,000.00	
(SB) PARKING SCREENING GRANT	\$ 225,000.00	\$ 125,000.00	
(SB) MARKETING AND PROMOTION	\$ 125,000.00	\$ 125,000.00	

SOUTHSIDE C.R.A.

FROM:	Unallocated Planned Authorized Expenditures	
	FY 22-23 Budget:	<u>\$ 368,737.00</u>
TO:		
	Future Years Debt Reduction	<u>\$ 50,000</u>
BALANCE		<u>\$ 318,737.00</u>

OTHER FUNDS AVAILABLE FOR POTENTIAL TRANSFER	SS Parking/Boat ramp access	\$ 1,300,000.00
	SS Parks and Programming	\$ 240,000.00

* Bear in mind that we will be developing the 23/24 budget next month for our consideration and there is approximately \$4.5 million annually available of which we typically commit 3.5+ to RiversEdge

SOUTHBANK CAPITAL PROJECT DESCRIPTIONS

PROJECT	DESCRIPTION
SB URBAN ART PROGRAM	The Urban Art Program is an arts-based civic engagement initiative to promote community development through urban design and attractive streetscape enhancements with semi-permanent and permanent public art installations
SB PARKS ACQUISITION & CAPITAL IMPROVEMENTS	To support the recommendations within the Park Assessment and Plan completed as part of the BID and CRA Update, lands for several new neighborhood parks on the Southbank should be located and acquired, or City owned parcels set aside, and developed to provide missing recreational and park amenities in proximity to residents within Downtown Jacksonville neighborhoods. A dog park at Broadcast Place under the overpass would likely be first.
SB RIVERWALK ENHANCEMENTS	Extension of the Southbank Riverwalk from the Southerly to Baptist and the Fuller Warren Bridge is currently a CIP Project. Complementing this project is an enhancement, including the creation of additional clear area, of the existing Southbank Riverwalk east from Friendship Fountain. The City has contracted with Haskell to complete a design that would increase shade, landscape opportunities, and effectively widen the riverwalk.
SB WATERFRONT ACTIVATION	The DIA's waterfront activation project includes acquisition and installation of one or more projectors, associated housing and wiring, and production of projection content designed to complement the City's CIP project renovating Friendship Fountain. These efforts would include interactive art, projecting content onto Friendship Fountain, which would include hardware, software and content.
RIVERS EDGE (F/K/A THE DISTRICT)	The CRA is responsible for approximately \$23 million of public infrastructure and parks within the Rivers Edge project which consists of 4 public parks, a trail system and the roadway to access the riverfront parks. Additional funds would be used to reduce any anticipated borrowing from the General Fund.
SB NEIGHBORHOOD STREETScape IMPROVEMENTS	Pavers, benches, streetlights and landscape to provide a consistent neighborhood brand

SOUTHBANK CAPITAL PROJECT DESCRIPTIONS

FLAGLER AVENUE SHARED STREET	Implement a Shared Street Project on Flagler Avenue from Riverplace Blvd. to Prudential Drive and complete a public access connection to the Riverwalk over former Flagler Avenue right-of-way. Flagler Avenue would be an Enhanced Riverwalk Gateway that would prioritize pedestrians, reinforcing connections from downtown to the waterfront, provide more inviting entry point to the Riverwalk; and generate placemaking opportunities.
SB COMMERCIAL REVITALIZATION	The Commercial Revitalization Program provides grant funds to tenants for new (first-time leases of the subject space) leases involving existing office space in Downtown Jacksonville. Several new building owners are pursuing active leasing programs.