

RESOLUTION 2022-12-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING TWO (2) MULTI-FAMILY UNITS TO VC CATHEDRAL, LLC, OR AN AFFILIATED ENTITY (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 073617 0020 AND 073617 0000 (“PROPERTY”); AUTHORIZING AN ASSIGNMENT OF MOBILITY FEE CREDITS FOR THE LESSER OF THE ACTUAL MOBILITY FEE OBLIGATION AS DETERMINED BY THE CONCURRENCY MANAGEMENT SYSTEMS OFFICE OR \$36,441.00; AUTHORIZING THE SALE OF UP TO 1.68 OF SURPLUS WATER QUALITY COMPENSATORY CREDITS; 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, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

WHEREAS, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District.”; and

WHEREAS, the Developer is constructing 120 multi-family units on the Property, utilizing the Table L-2 *CBD Land Use Transportation / Trade-Off Matrix* within the Future Land Use Element of the City’s 2030 Comprehensive Plan to convert 49,820 square feet of existing office space into 118 residential units, and requiring an allocation of two (2) additional multi-family units from the approximately 11,000 unallocated multi-family entitlements available within Downtown; and

WHEREAS, the DIA has entered into a Mobility Fee Credit Contract with a remaining credit value of \$32,532,974.39, which the DIA is authorized to assign to Developers as an incentive; and

WHEREAS, the amended BID Strategy approved by DIA via Resolution 2022-02-08 and BY City Council through Ordinance 2022-0372 contains a Mobility Fee Credit incentive outlining eligibility and Mobility Fee Credit incentive consideration criteria; and

WHEREAS, the Developer is redeveloping the site multi-family units, and has provided sufficient information to substantiate their request for Mobility Fee Credits in an amount equal to Mobility Fee Credit value of \$36,441.00; and

WHEREAS, the Department of Public Works has determined that there are approximately 150 acres of surplus Water Quality Compensatory Credits available within the St. Johns River Water Management District Permit No. 18269-1; and

WHEREAS, making these surplus Water Quality Compensatory Credits available to developers through sale or by other conveyance promotes urban-scale redevelopment, and furthers Northbank and Southside Community Redevelopment Area Plan Redevelopment Goal 8, which calls for DIA and the City to: *Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.*; and

WHEREAS, through the adoption of Resolution 2017-06-06 the DIA instructed its Chief Executive Officer to effectuate a process whereby the DIA and the City make surplus Water Quality Compensatory Credits available to developers through sale or other conveyance; and

WHEREAS, Ordinance 2017-0516 was adopted by City Council thereby creating a process for the sale and conveyance of surplus Water Quality Compensatory Credits; and

WHEREAS, the Developer wishes to purchase up to 1.68 acres of surplus Water Quality Compensatory Credits,

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 hereby finds that the allocation is generally supported by the following Redevelopment Goal and specifically the following Strategic Objectives within that Redevelopment Goal:

Redevelopment Goal 2, Increase rental and owner occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

Strategic Objective: Actively pursue a minimum of 8,140 built and occupied multi-family dwelling units by 2030; and strive to induce construction of 425 multifamily dwelling units per year, on average.

Section 3. The DIA hereby allocates two (2) multi-family units to VC Cathedral, LLC, for use on the Property.

Section 4. The DIA hereby assigns Mobility Fee Credit Value in an amount equal to the lesser than \$36,441 or the actual Mobility Fee Credit obligation as determined by the Concurrency Management Systems Office, providing that the Developer:

- Consistent with those plans approved by the Downtown Development Review Board dated March 4, 2022, convey to the City via non-exclusive easement or fee simple lands adjacent to and constituting an expansion of the existing Church Street sidewalk.
- Incur the costs of construction of the incorporation of the above described property for a City sidewalk meeting the Downtown Design Guidelines district standards for such.

Section 5. This allocation of development rights and assignment of Mobility Fee Credit Value are contingent upon a commencement of construction date that is within one year of the execution date of this Resolution and a completion date of eighteen months from the commencement of construction. The DIA Chief Executive Officer, upon show of good cause by the Developer, may extend either the commencement or completion deadlines by up to an additional six months, providing that cumulatively the extensions do not exceed six months. Should commencement of construction not begin within the aforementioned time frame, this allocation of development rights shall be null and void and the entitlements allocated herein shall return to the Downtown Investment Authority without any further action.

Section 6. The DIA authorizes the sale by the City of up to 1.68 credit acres of Surplus Water Quality Compensatory Credits to Developer for application on the Property at a rate of \$34,948.25 per credit acre pursuant to the formula for determining such credit acre purchase price contained within Ordinance 2017-0516 and memorialized in Chapter 55, Jacksonville Code of Ordinances. Should sale of the credits not be completed within one year from the execution date of this resolution, this resolution shall become null and void without further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion and upon show of good cause, extend the one year deadline by an additional six months. Any unused credits at time of issuance of a final Certificate of Occupancy shall be returned to the DIA without further action by the DIA.

Section 7. 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 8. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Ima Meyer

Carol Worsham
Carol Worsham, Chair

12/21/22
Date

VOTE: In Favor: *5* Opposed: *0* Abstained: *1*