

RESOLUTION 2014-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY SUPPORTING LEGISLATION AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE A REDEVELOPMENT AND INCENTIVE AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND WINE LOUNGE CONCEPTS, INC; AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO NEGOTIATE THE REDEVELOPMENT AGREEMENT; AND AUTHORIZE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENTS.

WHEREAS, Wine Lounge Concepts, LLC, (the “Developer”) proposes to redevelop the Guaranty Life and Trust Building located at 101 East Bay Street. The Developer proposes to redevelop the building into a “signature restaurant” space to be named the Cowford Chophouse. Collectively the project will result in the investment of approximately \$6.2 million for the restoration, preservation, and construction of the restaurant and associated improvements; and

WHEREAS, The City of Jacksonville (“City”) has desired an adaptive reuse for the building for over twenty years, resulting in the eventual Foreclosure by the City of the outstanding Liens held by the City. The Developer purchased the Building at the Foreclosure Auction on July, 21, 2014 with plans for the restoration and reuse of the space as a restaurant; and

WHEREAS, The reuse of the building as a high end restaurant will result in the creation of 55 new permanent full-time jobs plus the creation of 90 full time construction jobs during the construction period of eighteen (18) months; and

WHEREAS, The increased private capital investment totaling \$6.2 million in real property will increase the county ad valorem tax base over the useful life of the assets; and

WHEREAS, To assist Developer in completing the adaptive reuse of this historic landmark in Downtown Jacksonville will require approximately \$750,000 in financial assistance from the City of Jacksonville; and

WHEREAS, The Downtown Investment Authority (“DIA”) is authorized per section 55.308 *Economic Development* of the City Ordinance Code, pending City Council and Mayoral approvals, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, DIA supports the project in receiving up to \$500,000 in the form of a grant from the Downtown Historic and Revitalization Trust Fund. The Grant will help to pay for the exterior façade restoration and the preservation of historically significant interior features of the building; and

WHEREAS, DIA supports making a subsidized loan in an amount not to exceed \$250,000 from the Downtown Economic Development Fund to facilitate the restoration of the building and the adaptive reuse of the building into a vibrant and needed commercial operation; and

WHEREAS, the proposed loan will be funded through the Downtown Economic Development Fund; and

WHEREAS, the proposed City of Jacksonville loan and Historic Preservation grant incentives are a material factor in assisting Wine Lounge Concepts, LLC in redeveloping the vacant and deteriorating building within the Northbank 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 of the Downtown Investment Authority to negotiate a Redevelopment Agreement with the Developer.

Section 3. The DIA supports and encourages DIA Staff, the City Council, and the Mayor to enter into the afore described Redevelopment Agreement.

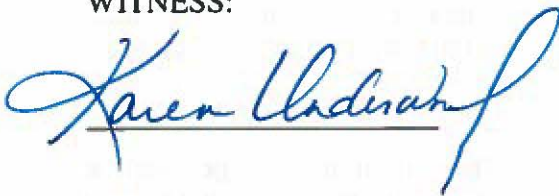
Section 4. This Resolution 2014-11-01 shall become effective upon its approval by the DIA this 19th day of November, 2014.

Section 5. Subject to the terms as described in the Term Sheet attached as exhibit A.

Section 6. Authorizing the CEO of the Downtown Investment Authority to execute such agreements and subject to approval by Historic Preservation Commission.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY





Oliver Barakat, Chairman

VOTE: In Favor: 7 Opposed: 0 Abstained: _____

FORM APPROVAL:

Office of General Counsel