



**Downtown Investment Authority  
Strategic Implementation Committee**

**Monday, February 14<sup>th</sup>, 2022 at 1:00 p.m.**

# **REVISED SIC AGENDA**

Bill Adams, Esq., Chair  
Craig Gibbs, Esq., Committee Member  
Braxton Gillam, Esq., Ex-officio

Oliver Barakat, Committee Member  
Jim Citrano, Committee Member

Committee Members Excused:

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. NOVEMBER 12, 2021 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL
- IV. ACTION ITEMS
  - A. RESOLUTION 2022-02-03: FSCJ LOAN AGREEMENT
  - B. RESOLUTION 2022-02-04: ARTEA MULTI-FAMILY
  - C. RESOLUTION 2022-02-09: DVI DUVAL GARAGE LEASE TERMS AMENDMENT
- V. DISCUSSION AND RECOMMENDATIONS
  - A. RESOLUTION 2022-02-05: HISTORIC MARKERS
  - B. RESOLUTION 2022-02-06: JAX RIVER JAMS CONTRIBUTION
  - C. RESOLUTION 2022-02-07: JHS BICENTENNIAL CONTRIBUTION
  - D. BID & CRA ORDINANCE CODE CHANGES
  - E. STAFFING
- VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VII. ADJOURN

[CONTINUED ON FOLLOWING PAGE]



**Downtown Investment Authority  
Strategic Implementation Committee**

**Monday, February 14<sup>th</sup>, 2022 at 1:00 p.m.**

**MEETING LOCATION**

**Physical Location**

City Hall at St. James  
117 West Duval Street  
First Floor, Lynwood Roberts Room  
Jacksonville, FL 32202

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 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/82644809997?pwd=VGQ2d29qVHFoUEwrOGFIT2YxcEszZz09>

**Meeting ID: 826 4480 9997**

**Passcode: 487848**

**One tap mobile**

+1 (312) 626-6799 (Chicago)

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

Find your local number: <https://zoom.us/j/82644809997>

*\*Only individuals attending the meeting in-person will have an opportunity to provide public comments. Persons who cannot attend the meeting in-person, but who wish to submit public comments regarding any matter on the agenda for consideration at the meeting, may do so by sending their public comments via electronic mail to [DIAPublicComments@coj.net](mailto:DIAPublicComments@coj.net) prior to the start of the meeting. Public comments received prior to the meeting will not be read during the meeting but will instead be forwarded to all DIA Board members for review in advance of the meeting and will remain a part of the permanent record for the meeting itself. You are encouraged to submit public comments well in advance of the start of the meeting to provide DIA Board members with adequate time to read them in preparation for the meeting.*

**TAB III**

**NOVEMBER 12, 2021 STRATEGIC IMPLEMENTATION COMMITTEE MEETING  
MINUTES APPROVAL**



**Downtown Investment Authority**  
**Strategic Implementation Committee Hybrid Meeting**  
***Friday, November 12, 2021 – 1:00 p.m.***

**Strategic Implementation Committee Hybrid Meeting**  
***MEETING MINUTES***

**Strategic Implementation Committee Members in Attendance:**

Oliver Barakat, Acting Chair	Jim Citrano, Committee Member
Craig Gibbs, Esq., Committee Member	Braxton Gillam, Esq., Ex Officio (via Zoom)

**Committee Members Excused:** Bill Adams, Esq., Chair

**DIA Staff Present:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager (via Zoom); John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Lori Radcliffe-Meyers, Downtown Development Coordinator (via Zoom); and Xzavier Chisholm, Administrative Assistant

**Office of General Counsel:** John Sawyer, Esq.

**I. CALL TO ORDER**

The Strategic Implementation Committee meeting of November 12, 2021 was called to order at 1:00 p.m. by Chairman Barakat.

**II. PUBLIC COMMENTS**

Chairman Barakat called for public comment.

*The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:*

Seeing none, this portion of the Committee Meeting was closed by the Chair.

**III. OCTOBER 15, 2021 STRATEGIC IMPLEMENTATION COMMITTEE MEETING APPROVAL OF THE MINUTES**

Having called for corrections or other edits by his fellow committee members and after receiving none, Chairman Barakat asked for a motion and second on the item.

**Motion:** Committee Member Citrano moved to approve the minutes as presented

**Seconded:** Committee Member Gibbs seconded the motion

Chairman Barakat called for a vote.

**Vote: Aye: 3      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 3-0-0**

**IV. RESOLUTION 2021-11-02: CENTRAL NATIONAL BANK DPRP**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR RENOVATIONS TO THE CENTRAL NATIONAL BANK BUILDING LOCATED AT 404 N JULIA STREET (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH AXIS 404 JULIA, LLC (“AXIS 404”) OR ASSIGNS (“DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA 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.**

Chairman Barakat gave the floor to DIA’s Steve Kelley to introduce the resolution.

Mr. Kelley provided an overview of the resolution, stating that the applicant is requesting DPRP funding for the redevelopment of the historic Central National Bank (CNB) building. The project proposes 36 multi-family units as well as commercial/retail space on the ground floor including leasable space proposed to be occupied by a membership fitness center. The project will be undertaken simultaneously with a new construction component including 103-units of new multi-family housing and a 450-space structured parking garage, presented and approved at the October 20, 2021 DIA Board meeting.

Chairman Barakat opened the floor for board comment.

Committee Member Citrano noted that the project is expensive and asked if the construction costs have been verified. Mr. Kelley responded that DIA staff has ensured that construction costs are accurate; furthermore, there are compliance measures in place.

Committee Member Citrano asked if the project will begin at the same time as the new construction component. Mr. Kelley responded that the historic component has an independent start date, however the developer has stated that they anticipate starting the projects at relatively the same time.

Responding to a question from Chairman Barakat, Mr. Kelley confirmed that the proposed redevelopment is a total of 34,610 sq ft.

Mr. Gibbs asked if DIA staff believe the timeline of the performance schedule is feasible. Mr. Kelley responded that he foresees the developer completing the project within the 24-month window.

Chairman Barakat asked Mr. Kelley to provide additional comment regarding the cost of the project. Mr. Kelley responded that the costs have been confirmed by the general contractor and spoke to further methods of verification as well as protections being provided on the backend.

**Motion:** Committee Member Citrano moved to approve Resolution 2021-11-02 as presented

**Seconded:** Committee Member Gibbs seconded the motion

Seeing no comments, Chairman Barakat called for a vote.

**Vote: Aye: 3      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 3-0-0**

**V. RESOLUTION 2021-11-03: 600 PARK ST/HOME2SUITES**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING [APPROVAL/DENIAL] OF THE REQUESTED INCENTIVES FOR THE HOME 2 SUITES PROJECT; [DIRECTING DEVELOPMENT OF A TERM SHEET BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND KELCO BROOKLYN, LLC]; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Barakat called upon CEO Boyer to introduce the resolution.

CEO Boyer stated that Committee Member Citrano will have to abstain due to a conflict, therefore the committee does not have a quorum. The developer has requested to defer the resolution and take it up at the next board meeting.

**VI. CEO INFORMATIONAL BRIEFING**

CEO Boyer provided a presentation on the BID/CRA update.

John Pappas, with the Public Works Department, spoke to the city's resiliency planning.

Responding to a question from Committee Member Gibbs, Mr. Pappas described the relationship between Public Works and the DDRB.

CEO Boyer spoke to the upcoming public workshops and asked the board to consider the incentives that the DIA offers and what changes they would like to see moving forward. Chairman Barakat opened the floor for public comment.

*The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:*

Carnell Oliver                      Spoke to the need for federal infrastructure bill funds to go to the African-American community

## **VII. ADJOURNMENT**

Chairman Barakat adjourned the meeting at 1:56 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Xavier Chisholm at [xchisholm@coj.net](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*

**TAB IV.A**  
**RESOLUTION 2022-02-03: FSCJ LOAN AGREEMENT**



## RESOLUTION 2022-02-03

### **A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) WAIVING A PERFORMANCE REQUIREMENT IN THE LOAN AGREEMENT (“AGREEMENT”) DATED JULY 17, 2020 BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND THE DISTRICT BOARD OF TRUSTEES OF FLORIDA STATE COLLEGE AT JACKSONVILLE (“FSCJ”) FOR A SUBSIDIZED LOAN RELATING TO A COMPLETED PROJECT AT 20 WEST ADAMS STREET; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, FSCJ executed a long-term lease with 20 West Adams Street Development, LLC (the “Developer”) who redeveloped the Lerner Building located at 20 West Adams Street into a mixed use building consisting of student housing providing approximately 58 beds and approximately 5,000 square feet of first floor retail space, an investment of approximately \$6.2 million for the restoration, preservation, and construction of the building and associated improvements; and

**WHEREAS**, the reuse of the building as student housing and retail space placed back into service a vacant building in the urban core of Downtown Jacksonville; and

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

**WHEREAS**, DIA Resolution 2015-11-02 provided the project with \$600,000 in grant funds from the Downtown Historic Preservation and Revitalization Trust Fund (the “HPTF”) to the Developer to help pay for the exterior façade restoration and the preservation of significant interior features of the building which were authorized purposes pursuant to Sec. 111.910(e), *Ordinance Code*, and

**WHEREAS**, DIA Resloution 2020-06-04 also supported funding a subsidized loan to FSCJ in a total amount not to exceed \$300,000, with a five (5) year term, to run from calendar years 2019 through 2023, funded in five (5) annual loan draws of no more than \$60,000 each; and

**WHEREAS**, the DIA supported funding of the subsidize loan to FSCJ from the Downtown East Tax Increment Trust Fund to facilitate rental and operation of the student housing by FSCJ, consistent with the Northbank CRA Plan, and

**WHEREAS**, the Agreement included minimum annual performance requirements for both student housing occupancy and hours of operation for the retail space, and;

**WHEREAS**, for calendar year 2019, FSCJ met the minimum performance requirements for both student housing occupancy and hours of operation for the retail space and subsequently received a \$60,000 loan, and;

**WHEREAS**, for calendar year 2020, FSCJ met the minimum performance requirement for hours of operation for the retail space, but did not meet the minimum performance requirements for student housing occupancy and therefore did not qualify for or receive any loan draw, but did receive a one-year extension to the term of the Agreement, and;

**WHEREAS**, for calendar year 2021, FSCJ met the minimum performance requirement for hours of operation for the retail space, exceeded the minimum student occupancy requirement of 85% for the “Fall 2021” period, but did not meet the minimum student housing occupancy requirement of 50% for the “Spring 2021” period (achieving instead only 45% – a difference of three students) and therefore does not qualify to receive a loan, and;

**WHEREAS**, for comparison purposes, FSCJ has achieved a student housing occupancy rate of 95%, for the “Spring 2022” period, and;

**WHEREAS**, FSCJ’s failure to meet the minimum student occupancy rate for the “Spring 2021” period is largely attributable to a second surge in COVID-19 cases in Florida and Duval County during the period of December 2020 and January 2021, and;

**WHEREAS**, Resolution 2020-02-01, provided similar relief through June 30, 2021 from job creation and other business covenant requirements to recipients of Retail Enhancement Program loans, and;

**WHEREAS**, pursuant to Section 6(b) of the Agreement, if for any two consecutive years FSCJ fails to meet the benchmarks for residential occupancy and retail operations, no further loan draws shall be available to FSCJ and any outstanding balance shall become immediately due and payable.

**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 waives the performance requirement for minimum student housing occupancy for the “Spring 2021” period, described in the Agreement as January 1 – May 31, 2021.

**Section 3.** The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA Board.

SIGNATURE PAGE TO FOLLOW

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

W. Braxton Gillam IV, Esq., Chairman

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_ DATE: \_\_\_\_\_

**TAB IV.B**  
**RESOLUTION 2022-02-04: ARTEA MULTI-FAMILY**

**RESOLUTION 2022-02-04**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”), AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND CLL ARTEÁ, LLC (OR SIMILAR SINGLE PURPOSE ENTITY TO BE FORMED); AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Cornerstone Development, LLC (“Cornerstone”) has negotiated a lease agreement with the Jacksonville Transportation Authority for property located within the Southside Community Redevelopment Area with RE#s 080098 0010, 080099 0000, 080100 0000, 080101 0000, 080102 0000, 080103 0000, and 080104 0000 on which Cornerstone plans to construct a multifamily development with structured parking garage and related amenities; and

**WHEREAS**, Cornerstone intends to create CLL ARTEÁ, LLC, (“Developer”) or similar single purpose entity for the purpose of fulfilling the subject development activity; and

**WHEREAS**, the DIA is the Community Redevelopment Agency for the Southside Community Redevelopment Area; and

**WHEREAS**, the Developer proposes to build a residential apartment complex and structured parking garage on these parcels to include 340 multifamily residential rental units and a structured parking garage with 425 parking spaces, as proposed. Collectively the development will result in an investment of approximately \$77.9 million for the construction of the multifamily apartment building and structured parking garage; and

**WHEREAS**, redevelopment of the Property will result in a minimum private capital investment of approximately \$70,728,600; and

**WHEREAS**, to assist Cornerstone, or its related single purpose entity, to increase the amount of residential units in Jacksonville will require financial assistance from the Downtown Investment Authority; 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 Southside 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 55% of the incremental increase in the county portion of ad valorem taxes generated from their proposed private capital investment of up to \$77.9 million for fifteen (15) years not to exceed \$6,310,500, and the REV Grant is consistent with the DIA Market Rate Multi-Family Housing REV Grant guidelines set forth in the Bid Plan; and

**WHEREAS**, the REV Grant annual payments will be funded through the Southside Redevelopment Trust Fund; and

**WHEREAS**, the proposed City of Jacksonville REV Grant incentive is a material factor in assisting Cornerstone, or its single purpose entity, to expand its residential rental capacity in Jacksonville within the Southside Community Redevelopment Area of downtown.

**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 approves a REV Grant of up to 55% of the incremental increase in the county portion of ad valorem taxes generated from the proposed private capital investment of up to \$77.9 million for fifteen (15) years not to exceed \$6,310,500 subject to the terms and conditions as provided in the Term Sheet attached hereto as Exhibit A.

**Section 3.** The DIA finds that this resolution and the allocation of development rights furthers the following Redevelopment Goals and Strategic Objectives within the Southside Community Redevelopment Area Plan:

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

**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.

**Redevelopment Goal No. 4:** Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.

**Strategic Objective:** Create a mixture of uses so that housing, activities, retail, and other businesses are within useful walking distance.

**Section 4.** The DIA hereby authorizes its CEO to negotiate a Redevelopment Agreement authorizing the REV Grant as described above subject to the minimum terms and conditions contained in the term sheet attached as Exhibit A.

**Section 5.** The DIA recommends that City Council adopt an ordinance that authorizes a Redevelopment Agreement pursuant to Exhibit A, terms and conditions.

**Section 6.** The DIA hereby authorizes its CEO to take all necessary actions to effectuate the purposes of this Resolution, including but not limited to the filing of legislation and execution of a Redevelopment Agreement, or functional equivalents, providing that such actions incorporate, at a minimum, the terms and conditions contained in Exhibit A to this Resolution 2022-02-04.

**Section 7.** This Resolution, 2022-02-04, shall become effective on the date it is signed by the Chair of the DIA Board.

**WITNESS:**

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

W. Braxton Gillam IV, Esq., Chairman

Date

**VOTE:** In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**Exhibit A:**

**DIA Market-Rate Multifamily REV Grant  
TERM SHEET  
Artea Multifamily**

**Project:** Artea Multifamily Development is a four story, 340-unit, multifamily development with a structured parking facility providing an estimated 425 spaces to be developed in the Southside Community Redevelopment Area along Broadcast Place. The development is to be built on approximately 3.6 acres of property owned by the Jacksonville Transit Authority under a ground lease arrangement including parcels with RE#s 080098 0010, 080099 0000, 080100 0000, 080101 0000, 080102 0000, 080103 0000, and 080104 0000.

**Developer/ Applicant:** CLL ARTEÁ, LLC (or similar entity to be formed)  
Corner Lot Development Group  
(Mr. Andy Allen, CEO, and Mr. George Leone, COO)

**Total Development Costs (estimate):** \$77,909,313

**City Funding:** Not more than **\$6,310,500** (through the City of Jacksonville Downtown Investment Authority, Southbank CRA Redevelopment Trust Fund), as follows:

**REV Grant:** The Developer is requesting a Market Rate Multi-Family Housing REV Grant for 55% of the ad valorem tax increment generated by the project for a period of 15 years, dropping to 50% REV if certain defined conditions for public events are met each year. The total REV grant indebtedness will not exceed \$6,310,500 and will be paid annually beginning the first year of taxation following completion based upon the incremental increase in the Duval County Operating Millage ad valorem taxes collected (“Annual Project Revenues”), subject to other terms and conditions as found herein.

**Loans:** No City loans are contemplated by this Term Sheet.

**Infrastructure:** No City of Jacksonville infrastructure improvements are contemplated.

**Land:** No City of Jacksonville land is committed to the project.

**Minimum Capital Contribution:**

- The Minimum Private Capital contribution through completion to remain eligible for the REV Grant is \$70,728,600, which shall not include Inspection and Consultant Fees, Financing Fees and Insurance, Development Fees, Interest Reserve, and Operating Reserve. Any Minimum Private Capital contribution below this amount will require a pro rata reduction in the REV Grant, and a reduction of the Minimum Private Capital of greater than 10% will result in a forfeiture of the REV Grant in its entirety.
- Percent of COJ investment to overall project cost:  $\$6,310,500 / \$77,909,313 = 8.1\%$
- Percent of COJ investment to Minimum Private Capital:  $\$6,310,500 / \$70,728,600 = 8.9\%$

**Additional Commitments:**

- 1) The Developer commits to the development of:



- A minimum of 330 dwelling units.
  - A parking garage with a minimum of 415 spaces.
  - Project to provide the following activated spaces and used in accordance with information provided at the time of application:
    - *Indoor Amenity Space @ Level 01: Approximately 7,100 sf*
    - This area will be used to host pop up restaurants, smaller farmers markets, social events for residents and guests and will be the primary space that this facility offers for public events. It is required that this space is used for programming that benefits the general public not less than eight days per month, and for a minimum of six hours per day of use. If this condition is not met in a given year (as evidenced by documentation of events and attendance each year) the REV calculation will drop to 50% for such year.
    - *RoofTop Amenity Space: Approximately 1,522 sf*
    - This area will be primarily for residents only however it will be available for corporate events, birthday parties, charity events, fundraisers and holiday events. This area will have restricted scheduling that will allow limited events and provide availability for a minimum of one non-resident events per month.
    - *Courtyard 1 Tranquility Space: Approximately 5,158 sf*
    - This will host yoga classes, meditation, and group education activities. This area will be available for programming that can include residents and members of the public and will have the ability to offer weekly activities throughout the year. This will be a combination of both fee based daily activities, monthly or annual memberships and free activities open to the public.
    - *Courtyard 2 Pool: Approximately 7,561 sf*
    - This area will be used to host pop up restaurants, smaller farmers markets, social events for residents and guests and will be the primary space that this facility offers for public events.
    - *Courtyard 3 Active Space: Approximately 5,158 sf*
    - This area can host group exercises activities similar to spin classes, fitness training or other high intensity workouts, This will be programmed by the onsite staff management staff however it will be open to residents of the facility and also of the surrounding Southbank area. This will be a combination of both fee based daily activities, monthly or annual memberships and free activities open to the public.
- 2) Adherence with all conditions of approval as provided by the DDRB board.

**Performance Schedule:**

- Execution of the Redevelopment Agreement and filing for construction permits necessary to commence construction to occur within 90 days of final DIA and DDRB approvals.
- Commencement of Construction to occur within 90 days following receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has actually broken ground to begin work, but not later than 6 months following the Effective Date of the Redevelopment Agreement.

- Substantial Completion to be achieved within twenty-four (24) months following Commencement of Construction as defined above.
- The DIA CEO will have authority to extend this Performance Schedule, in the CEO's discretion, for up to six (6) months for good cause shown by the Developer / Applicant. Any such extension to the Commencement Date will have the same effect on the Substantial Completion Date.

**This Term Sheet proposal is limited by the following conditions:**

There will be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

**SUPPLEMENTAL INFORMATION  
ARTEA MULTI-FAMILY  
STAFF REPORT**

**Artea Multifamily**  
**DIA Market Rate Multi-Family Housing REV Grant**  
**Staff Report**  
**February 7, 2022**

**Applicant:** **CLL ARTEA', LLC (to be formed)**  
Corner Lot Development Group  
(Mr. Andy Allen, CEO, and Mr. George Leone, COO)

**Project:** **Artea - multifamily development**  
**Program Request:** **DIA Market Rate Multi-Family Housing REV Grant**

**Total Development Costs (as presented):** **\$77,909,313**  
**Minimum Private Capital (as underwritten):** **\$70,728,600**

**REV Requested:** **\$9,918,226**  
**75% / 15 years**

**REV Recommended:** **\$6,310,500**  
**55% / 15 years**



**The Project - ARTEA:**

The developer, Corner Lot Development Group (Mr. Andy Allen, CEO, and Mr. George Leone, COO), has applied for a REV Grant to facilitate development of Artea on the site of undeveloped property owned by the Jacksonville Transit Authority along Broadcast Place in the Southbank District. The site is approximately 3.6 acres, and the JTA will enter into a ground lease for the site which will leave the land

portion of the development off the City tax roll. The development will incorporate parcels with RE#s 080098 0010, 080099 0000, 080100 0000, 080101 0000, 080102 0000, 080103 0000, and 080104 0000. In addition to the on-site improvements, this community will have pedestrian accessibility to the JTA Skyway and bus terminal through a new pedestrian connection along I-95.

Artea is a proposed four-story, 340-unit multifamily apartment complex, built in a single building with interior hallways that will also include a 4.5 story structured parking garage providing approximately 425-spaces on the southern end of the complex, including 8 proposed ADA spaces. The garage is shown to be wrapped by apartment units on three sides. In addition, the project includes three interior courtyard amenities and pool, and a fourth floor, 2,240 sf community rooftop deck on the northeast corner, primarily for resident use. The 7,100 sf + leasing / amenity space is proposed for use "to host pop up restaurants, smaller farmers markets, social events for residents and guests and will be the primary space that this facility offers for public events." This space is integral to the REV calculation as will be detailed further in this staff report.

The overall property will comprise an estimated 289,688 square feet, and the 340 units will include 62 studio units, 216 one-bedroom 120 units, and 62 two-bedroom units for lease rates averaging \$2.21 sf. The developer estimates the value of the property upon completion to be \$99,163,610.

Artea was awarded final approval by the DDRB at its meeting held December 21, 2021.

**The Development Team:**

Andy Allen, CEO of Corner Lot Development. Mr. Allen is a graduate of Jacksonville University where he majored in Finance and minored in Marketing. Allen started Corner Lot Properties in 2009 where he conducted commercial, multi-family and land transactions and quickly became the largest real estate wholesaler in Northeast Florida showing over \$1 billion of real estate including acquisition, disposition, sales, and development. From 2011-2014, Allen's companies facilitated the largest Residential REIT, American Homes 4 Rent, with its acquisition, rehab, and management of its Northeast Florida market. This spawned Heritage Holdings, his own residential portfolio of 1,100 SFR houses, in Northeast Florida which is one of the largest in Duval County.

George Leone, COO of Corner Lot Development. Following graduation from Florida State University, Mr. Leone served thirteen years at Toll Brothers ending as the Vice President of Land Development. Leone oversaw development projects amounting in over \$500 million in Central and North Florida, South Carolina, and North Carolina where he managed over forty different consultants and contractors. In 2016, George started Leone Development to pursue his ambition of creating a leading real estate development company in the southeast United States. The culmination of Leone's experience led him to partner with Andy Allen in creating Corner Lot Development Group wherein its first year sold 220 lots to local and national builders.

Corner Lot Development Group (CLDG) was formed in 2017 and developed over \$15 million in commercial and SFR subdivisions in its first year. Currently, CLDG is a leader in the marketplace focused on developing lots allowing for affordable priced homes to continue to exist.

Corner Lot is also the lead developer for the LaVilla Townhome development and the Home2Suites project in downtown Jacksonville, with each project approved for capital support or incentive funding by the DIA Board.

**Pro Forma Operations:**

- As modeled in the Developer’s pro forma, Artea is expected to generate Effective Gross Income of \$7.4 million in its first full year of operation based on average rent of \$2.21 per leasable square foot. This projection includes other income of \$319 thousand per year and incorporates vacancy rate of 11% of projected Potential Gross Income.
- Total operating expenses are estimated at approximately \$2.7 million in year one, 37% Effective Gross Income, including property taxes of \$1,356,000 and ground lease cost of \$272,000 per year.
- Management fee is modeled at 3% of Effective Gross Income.
- Replacement reserves are modeled at \$300 per unit, per year.
- Net Operating Income is estimated to be \$4.7 million in the first year of stabilized operations, net of the REV incentive which adds approximately \$367 thousand and increases to approximately \$480 thousand by year 15.

**Capital Considerations:**

- Total development costs as presented equals \$77,909,313, or \$268.94 per square foot.
- Net of developer fee, finance costs, reserves, market studies, and similar costs deemed to not directly add to the taxable value of the development, underwritten development costs for purposes of the REV grant total \$70,728,600, or \$244.15 per square foot.
- Total equity to be injected is shown to be \$27,268,260; or 35.0% of TDC.
- \$2.7 million of equity is provided by the sponsor and \$24.5 million is to be provided limited partners.
- Construction and permanent debt on the development is shown to be limited to \$50.6 million; 65.5% of TDC. Assuming a rate of 4.0% and 360 month term, the Debt Service Coverage provided by NOI (prior to REV) equals 1.57X.
- The table below provides estimates of returns in year one from various perspectives including net of REV, with REV (as proposed), net of Debt Service, and with Debt Service included.

	Pre DSC	Post DSC
NOI Net of REV	\$ 4,567,297	\$ 1,666,079
ROI	5.86%	2.14%
ROE	16.75%	6.11%

NOI with REV	\$ 4,934,666	\$ 2,033,448
ROI	6.33%	2.61%
ROE	18.10%	7.46%

**REV Calculation:**

The table following outlines the program parameters of the DIA Market Rate Multifamily Housing REV Grant program. Under this program, applicants are limited to a maximum of 75% REV for a period of fifteen years, and requests beyond these limits requires approval by the City of Jacksonville City Council. In scoring the project proposal, the Development achieves a score of 65%.

	<b>Program Parameters</b>	<b>Point Eligibility</b>
1	5% for every 25 units produced in Downtown Jacksonville (not to exceed a factor of 30%); plus	30%
2	15% for the development of City-owned lazy / underutilized assets; plus	5%
3	10% for a mixed use development for each 2,500 square feet of retail/office/commercial space (not to exceed 20%); plus	5%
4	10% if the Developer documents they are working with an employer or Non-profit organization to provide other housing incentives for Downtown; plus	0%
5	15% for the development of green space and amenities for residents; plus	15%
6	15% for a project located in a DIA designated Strategic Housing Area (an "SHA").	0%
	<b>TOTAL</b>	<b>55%</b>

- 1) Developments with 150-units or more qualify for the full 30% REV in the first category.
- 2) Although the property on which the development will sit is not owned by the City proper and will continue to not be taxable following completion, putting this land into productive use through vertical development is considered beneficial and awarded 5% in the second category.
- 3) If the development uses the Indoor Amenity Space for programming that benefits the general public not less than eight days per month, and for a minimum of six hours per day of use, the REV calculation will earn an additional 5% in such year.
- 4) The Developer is not shown to be working with an employer or non-profit organization to provide other housing incentives downtown leading to zero points in the fourth category.
- 5) Green space and amenities proposed for residents qualifies for 15% in the fifth category.
- 6) The project is not located in a strategic housing area and is therefore not eligible for percentage points in category six.

**Performance Schedule:**

- Execution of the Redevelopment Agreement and filing for construction permits necessary to commence construction to occur within 90 days of final DIA and DDRB approvals.
- Commencement of Construction to occur within 90 days following receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has actually broken ground to begin work, but not later than 6 months following the Effective Date of the Redevelopment Agreement.
- Substantial Completion to be achieved within twenty-four (24) months following Commencement of Construction as defined above.

- The DIA CEO will have authority to extend this Performance Schedule, in the CEO’s discretion, for up to six (6) months for good cause shown by the Developer / Applicant. Any such extension to the Commencement Date will have the same effect on the Substantial Completion Date.

**ROI:**

As shown by the table below, the estimated incremental ad valorem property taxes to the Southside Tax Increment Finance District Trust Fund (Annual Project Revenue) for the development equals \$11.4 million. The ROI for the proposed REV amount of \$6,310,500 therefore equals 1.82X.

<b>PROJECT NAME:</b>	Artea Multifamily
<b>DEVELOPER:</b>	Corner Lot

\$ 77.9 Million in Capital Expenditures

Ad Valorem Taxes Generated			
County Operating Millage	(1)	\$	11,473,562
Local Option Sales Tax	✓ (2)	\$	-
Payroll	✓ (3)	\$	-
Add'l Benefits Provided	✓ (4)	\$	-
<b>Total City Expected Benefits</b>		\$	11,473,562
Total City Investment	✓ (5)	\$	6,310,500
Return on Investment Ratio			<b>1.82</b>

- (1) - The investment from the Company is estimated to be \$77.2 million in Capital Contribution for development and \$750,000 in taxable Tangible Personal Property
- (2) - Local Option Sales Tax is based on the revenue generated through retail sales, food and beverage, and commercial leases.
- (3) - Job estimates are calculated at # of jobs \* avg. wage. Assumes 20% spent locally and a 1 percent sales tax over 20 years.
- (4) - Value of any additional contribution being made for the benefit of the city in consideration of the incentive

<b>(5) - City Incentives as follows:</b>	
REV	\$ 6,310,500
Land	\$ -
<b>Total Direct Incentives</b>	\$ 6,310,500

**Recommendation:**

DIA Staff recommends approval of a Market-Rate Multifamily REV Grant in the amount of \$6,310,500 with the terms and conditions as outlined on the attached Exhibit A Term Sheet.



**TAB IV.C**  
**RESOLUTION 2022-02-09: DVI DUVAL GARAGE LEASE TERMS AMENDMENT**

**RESOLUTION 2022-02-09**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING THE LEASE TERMS PREVIOUSLY AUTHORIZED IN RESOLUTION 2021-11-04 REGARDING THE LEASE OF SPACE WITHIN THE DUVAL STREET PARKING GARAGE DEPICTED ON EXHIBIT A (THE “LEASED PREMISES”) TO DOWNTOWN VISION, INC. (“DVI”) (THE “TENANT”); APPROVING THE TERMS AND CONDITIONS OF THE DISPOSITION OF THE LEASED PREMISES IN ACCORDANCE WITH THE MODIFIED LEASE TERMS SET FORTH ON REVISED EXHIBIT B; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LEASE, DISBURSEMENT AGREEMENT AND IF APPROPRIATE A REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL AS MAY BE REQUIRED; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, LEASE, DISBURSEMENT AGREEMENT OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements and dispose of City-Owned property; and

**WHEREAS**, the City owns an approximately 1.13-acre parcel of real property on which it has constructed and operates a parking garage, which parcel is identified by Duval County Tax Parcel Number RE# 073716 0000 (“Duval Street Garage”); and

**WHEREAS**, DVI has expressed the desire to lease approximately 20,660 square feet of ground floor retail, storage and loading space within the Duval Street garage which has remained unoccupied for many years; and

**WHEREAS**, the Duval Street Garage is located within the Combined Downtown Northbank Community Redevelopment Area (“Northbank CRA”); and

**WHEREAS**, the presence of DVI’s office staff and ambassadors would provide a level of activation and security to an otherwise vacant and dark space; and

**WHEREAS**, the DIA finds that the space proposed for lease is a “lazy asset” and under-utilized city owned property; and

**WHEREAS**, the lease and occupancy of such space by an office, Downtown service provider, and visitor gift shop would be consistent with the adopted BID Plan for the Northbank CRA; and

**WHEREAS**, DVI submitted a proposal for lease of the referenced property depicted on **Exhibit A** and proposed to lease the premises in accordance with the terms set forth on **Exhibit B** to Resolution 2021-11-04; and

**WHEREAS**, upon adoption of Resolution 2021-11-04, DIA issued a Notice of Disposition for the Leased Premises, received no other offers, and entered into negotiation and drafting the various documents authorized thereunder with DVI; and

**WHEREAS**, it has recently come to our attention that the terms stated in Resolution 2021-11-04 do not accurately reflect DVI's negotiation with the City.

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

**Section 1.** The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

**Section 2.** The DIA Board hereby authorizes the CEO of the Downtown Investment Authority, to negotiate the terms of a Lease, the Disbursement Agreement, and other ancillary documents with DVI subject to the minimum terms and conditions contained in Revised Exhibit 'B' to this Resolution 2022-02-09.

**Section 6.** The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to initiate legislation for approval by City Council of a Disbursement Agreement, and if required the Lease, and any associated agreements in accordance with the purposes of this Resolution.

**Section 7.** The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution, including the execution of a Lease, Disbursement Agreement and appropriate ancillary documents, providing that such actions incorporate, at a minimum, the terms and conditions contained in Revised Exhibit 'B' to this Resolution 2022-02-09.

**Section 8.** This Resolution, 2022-02-09, shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
W. Braxton Gillam IV, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

DRAFT



**Revised Exhibit B  
Term Sheet**

- 10-year initial term, with two 5-year renewal options
- Leasing ±20,660 square feet of space (floor plan attached)
- They will not be parking vehicles in the garage, but will have full use of the loading dock for their purposes (the loading dock is included in the leased area)
- DVI shall have the option to enter into a Disbursement Agreement pursuant to which DVI may construct tenant improvements within the Leased Premises on behalf of the City, which improvements have been previously funded in the CIP, and DVI shall receive reimbursement for costs advanced in accordance with the approved budget and scope for the CIP project.
- In consideration for a full rent and operating cost abatement for the ±20,660 of retail square footage area within the Duval Street Garage (with that area having an appraised market lease rate of \$14 per square foot and equating annually to \$289,506) DVI will provide services, funding, or other value to Downtown Jacksonville equal to a minimum of \$337,670 annually in excess of any City contribution to DVI reflected in DVI's annual budget (\$289,506 as rent, together with assumed annual operating costs estimated to be \$48,164 for a total of \$337,670 annually).

**TAB V.A**  
**RESOLUTION 2022-02-05: HISTORIC MARKERS**

## RESOLUTION 2022-02-05

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TWELVE THOUSAND FIVE HUNDRED DOLLAR (\$12,500.00) CONTRIBUTION TO THE JACKSONVILLE HISTORICAL SOCIETY AS A CONTRIBUTION TO A PRIVATE ORGANIZATION IN ACCORDANCE WITH THE NORTHBANK CRA BUDGET TO SUPPORT ITS WORK TO DESIGN, COMPOSE, AND PLAN DEPLOYMENT OF APPROXIMATELY 50 MARKERS IDENTIFYING HISTORICALLY SIGNIFICANT BUILDINGS IN THE DIA JURISDICTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Jacksonville Historical Society (“JHS”), founded in 1929 is the widely recognized preeminent resource on local history and the only non-profit focused on the history of the entire City and on the history of Downtown; and

**WHEREAS**, in February of 2020, the DIA Board identified approximately \$400,000 in the Downtown Economic Development Fund that was earmarked for this project, but has yet to be appropriated; and

**WHEREAS**, the DIA staff has been in discussions with JHS regarding our desire to implement historic markers and storyboards within Downtown and the role JHS could play in assisting with implementation; and

**WHEREAS**, the adopted 21-22 Northbank CRA budget includes funding for Contributions to Private Organizations; and

**WHEREAS**, JHS has agreed to design, compose, and plan deployment of approximately 50 markers identifying historically significant buildings in the DIA jurisdiction.

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

**Section 1.** The DIA authorizes a contribution of twelve thousand five hundred dollars (\$12,500.00) to the Jacksonville Historical Society to be used towards the design, content writing, development of a plan for sizes, materials and finishes for historic markers for 50 prioritized buildings and sites, all subject to DIA approval. Payment will be made upon satisfactory completion of the plan for this phase, including detailed specifications for signage sufficient to allow production and installation to be bid.

**Section 2.** The DIA authorizes its Chief Executive Officer to take all necessary actions to effectuate the purpose of this Resolution.

**Section 3.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.



WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
W. Braxton Gillam IV, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_ Opposed: \_\_\_\_ Abstained: \_\_\_\_

**TAB V.B**  
**RESOLUTION 2022-02-06: JAX RIVER JAMS CONTRIBUTION**

**RESOLUTION 2022-02-06**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A FIFTY THOUSAND DOLLAR (\$50,000.00) EVENT CONTRIBUTION TO THE DOWNTOWN VISION, INC. TO SUPPORT THE JACKSONVILLE RIVER JAMS EVENT; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2021-2022 ADMINISTRATIVE BUDGET’S EVENT CONTRIBUTION FUNDS; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING EXECUTION OF AN EVENT CONTRIBUTION AGREEMENT OR FUNCTIONAL EQUIVALENT THEREOF; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Vision, Inc. is the organization responsible for Jacksonville River Jams; and

**WHEREAS**, the DIA Board via Resolution 2021-05-01 and the City Council via Ordinance 2022-0504 adopted DIA’s Administrative Budget for Fiscal Year 21-22, which included \$127,500 for Event Contributions; and

**WHEREAS**, City Council via Ordinance 2021-0499 amended Chapter 55 to allow for DIA to directly enter into agreements with Downtown Vision, Inc. for the programming of parks and public spaces located within Downtown without further need for City Council approval,

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

**Section 1.** The DIA authorizes a contribution of fifty thousand dollars (\$50,000) to Downtown Vision, Inc. in accordance with Exhibit ‘A’.

**Section 2.** The DIA authorizes its Chief Executive Officer to take all necessary actions to effectuate the purpose of this Resolution.

**Section 3.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
W. Braxton Gillam IV, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_ Opposed: \_\_\_\_ Abstained: \_\_\_\_

**TAB V.C**  
**RESOLUTION 2022-02-07: JHS BICENTENNIAL CONTRIBUTION**

**RESOLUTION 2022-02-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A TWO THOUSAND FIVE HUNDRED DOLLAR (\$2,500.00) EVENT CONTRIBUTION TO THE JACKSONVILLE HISTORICAL SOCIETY TO SUPPORT THE JACKSONVILLE HISTORICAL CONSORTIUM’S HISTORIC EXHIBIT; AUTHORIZING THESE FUNDS FROM THE DOWNTOWN NORTHBANK CRA TRUST FUND’S EVENT CONTRIBUTION BUDGET; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESARRY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING EXECUTION OF AN EVENT CONTRIBUTION AGREEMENT OR FUNCTIONAL EQUIVALENT THEREOF; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Jacksonville Historical Society is the lead organization coordinating celebration of Jacksonville’s bicentennial; and

**WHEREAS**, the DIA Board via Resolution 2021-06-01 and the City Council via Ordinance 2022-0504 adopted a Downtown Northbank CRA Trust Fund Budget for Fiscal Year 21-22, which included \$100,000 for Event Contributions; and

**WHEREAS**, the DIA Board is authorized to enter into agreements for expenditure of the Event Contributions funds without further need for City Council approval,

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

**Section 1.** The DIA authorizes a contribution of two thousand five hundred dollars (\$2,500.00) to the Jacksonville Historical Society to be used towards the Jacksonville Historic Consortium’s historical exhibits.

**Section 2.** The DIA authorizes its Chief Executive Officer to take all necessary actions to effectuate the purpose of this Resolution.

**Section 3.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
W. Braxton Gillam IV, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_ Opposed: \_\_\_\_ Abstained: \_\_\_\_

**TAB V.D**  
**BID & CRA ORDINANCE CODE CHANGES**

Code changes 2022 update

- 1. No Council approval required for the DIA to dispose of property with a sales price equal to or greater than the appraised fair market value, not to exceed a fair market value of \$500,000.**
  - Need to amend Sec. 122.434(d) (Procedure for disposition of Community Development Property, authorization for Mayor and DIA subsection)
  - Council approval required for dispositions of properties with FMV greater than \$500,000
  - Amendment should also permit disposition of properties with sales prices of \$25,000 or less without Council approval and irrespective of fair market value
  - The amendment will need to be specific to DIA and not all CRAs
  - DIA and Mayor will execute these contracts
  
- 2. Allow DIA to dispose of property for a sales price less than the appraised fair market value so long as:**
  - a. Fair market value does not exceed \$250,000;**
  - b. The Return on Investment is greater than or equal to 1;**
  - c. The ROI calculation is verified by the Council Auditors Office; and**
  - d. And the “fair value,” pursuant to F.S. 163.380(2), is equal to or greater than the sales price**
  - Need to amend Sec. 122.434(d) and be specific for DIA
  - F.S. 163.380(2) requires Council approval for dispositions of real property for less than the “fair value”
  - “Fair value” is: “In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas.”
  
- 3. DIA has authority to approve COJ REV grants through 2046 tax year, to be payable spring 2047 without council approval.**
  - Authorization would have a fixed end date
  - Length of new REV Grants would shorten every year
  - Need to amend Sec. 55.108(9)(a) (Powers and Duties, negotiate economic incentives from City PIP)
  - Included in incentives that are part of amended BID Plan

**4. DIA has authority to grant City Public Investment Policy incentives that are funded with TIF increment without further Council approval (i.e. business REV and QTI).**

- Would need to amend Sec. 55.108(9)(b) (dealing with DIA-based incentives not requiring Council approval) to: “Negotiate and approve ~~new~~ DIA economic incentive packages and City business REV and QTI incentives as described in the BID Strategy for Projects and Programs contained within the BID Plan without the approval of the City Council, unless otherwise required in the BID Strategy and only if sufficient funds exist within the appropriate CRA Trust Fund, the DIA's approved budget, or by separate City Council appropriation.”
- Need to amend BID Plan

**5. DIA has the authority to enter into contracts valued at less than “x” , if funds are DIA resource or already budgeted, without Council approval of contract authority.**

- Sec 55.108(14) already provides DIA with power to execute “all contracts and other documents, adopt all proceedings, and perform all acts determined by the Board to be necessary or desirable to carry out the purposes of this Chapter, subject to the approval, where applicable, of the City Council.”
- There is no hard and fast monetary limit on which contracts DIA can execute without Council approval
- Could make this subsection more specific by amending as follows: “necessary or desirable to carry out the purposes of this Chapter, unless expressly subject to the approval, ~~where applicable,~~ of the City Council.”
- Need to further research with OGC

**6. Allow DIA to enter into a form Cost Disbursement Agreement for public projects currently identified in CIP so long as no additional funds are required and the project will be completed in the identified year, thereby avoiding any accelerated payments.**

- Public Works should have a right to review
- There two options to consider for this change:
  - o Amend Sec. 55.108 to add a new subsection for this duty
  - o Add a Cost Disbursement form to Sec. 55. 114 (Form Agreements; Redevelopment Agreements) and attach the form to the CRA/BID Adoption ordinance
    - This provision already permits DIA to execute form leases, license agreements, and REV Grant agreements without *further* Council approval.
- Would apply to developers who want to do an adjacent CIP Project
- Could not move a Project in Year 4 to Year 2, for example.



- However, Sec. 655.409 allows for a school to be built faster if the developer agrees to accelerate the construction of the facility:  
[https://library.municode.com/fl/jacksonville/codes/code\\_of\\_ordinances?noDeId=ZOSE\\_CH655COMOMASY\\_PT4PUSCCO\\_S655.409AVCADE](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?noDeId=ZOSE_CH655COMOMASY_PT4PUSCCO_S655.409AVCADE)
- Sec. 655.507 allows a landowner or developer to construct an applicable transportation improvement project in the 2030 Mobility Plan for a credit against mobility fee. A different scenario but the mechanics of it could be applied:  
[https://library.municode.com/fl/jacksonville/codes/code\\_of\\_ordinances?noDeId=ZOSE\\_CH655COMOMASY\\_PT5MOFE\\_S655.507TRIMPRCOLADE](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?noDeId=ZOSE_CH655COMOMASY_PT5MOFE_S655.507TRIMPRCOLADE)

#### **Appropriations to accompany plan adoption**

1. \$1,000,000 from General Fund to establish Commercial Revitalization Program (Office incentive)

#### **Various amendments to the Downtown Zoning Overlay in separate bill**