



# Downtown Investment Authority Agenda

Hybrid Virtual In-Person Meeting  
Wednesday, June 16<sup>th</sup> at 2:00 p.m.

## MEMBERS:

Ron Moody, Chairman  
Braxton Gillam, Esq, Vice Chairman  
Carol Worsham, Secretary  
William Adams, Esq., Board Member  
Oliver Barakat, Board Member

Jim Citrano, Board Member  
Todd Froats, Board Member  
Craig Gibbs, Esq., Board Member  
David Ward, Esq., Board Member

## I. CALL TO ORDER

## II. PUBLIC COMMENTS

## III. COMMUNITY REDEVELOPMENT AGENCY

- A. May 19, 2021 Community Redevelopment Agency Meeting Minutes
- B. Resolution 2021-06-01: FY 21-22 Northbank Tax Increment District Budget (Lori Boyer, CEO)
- C. Resolution 2021-06-02: FY 21-22 Southside Tax Increment District Budget (Lori Boyer, CEO)
- D. Resolution 2021-06-03: FY 20-21 Northbank Tax Increment District Budget (Lori Boyer, CEO)
- E. Resolution 2021-06-04: Regions Extension Of Closing Date (Steve Kelley, Director of Downtown Real Estate and Development)
- F. Resolution 2021-06-08: Ambassador Completion Extension (Steve Kelley, Director of Downtown Real Estate and Development)

## IV. DOWNTOWN INVESTMENT AUTHORITY

- A. May 19, 2021 Downtown Investment Authority Board Meeting Minutes
- B. Resolution 2021-06-05: Access Agreement Lot R (Lori Boyer, CEO)
- C. Resolution 2021-06-06: Access agreement Kids Kampus (Lori Boyer, CEO)
- D. Resolution 2021-06-07: Rescinding of Allocation of Development Rights per Resolution 2020-11-03 (Lori Boyer, CEO)

## V. NEW BUSINESS

## VI. CEO INFORMATIONAL BRIEFING

## VII. CHAIRMAN REPORT

## VIII. ADJOURN

*Please be advised that this will be a hybrid virtual in person meeting. Attendees may participate in person or virtually.*

**PHYSICAL LOCATION**

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

**Directions to Multipurpose Room:** Upon entering Laura Street entrance to the Library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

**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://zoom.us/j/94074017448?pwd=WklzbHNRRCT6cFBqL0M4YkNrMkxrQT09>

**Meeting ID: 940 7401 7448**

**Passcode: 642945**

**One tap mobile**

+1 (301) 715-8592 (Washington D.C)

+1 (312) 626-6799 US (Chicago)

Find your local number: <https://zoom.us/u/aclhApg5DJ>

**TAB III.A**

**MAY 19, 2021 COMMUNITY REDEVELOPMENT AGENCY  
MEETING MINUTES**



**Downtown Investment Authority**  
**Hybrid Meeting**  
*Wednesday, May 19, 2021 – 2:00 p.m.*

**Community Redevelopment Agency**  
**MEETING MINUTES**

**DIA Board Members:** Ron Moody, Chairman; Braxton Gillam, Esq., Vice Chair; Carol Worsham, Secretary; Oliver Barakat (via Zoom); David Ward, Esq.; Jim Citrano; and Todd Froats.

**DIA Board Members Excused:** Craig Gibbs, Esq.; Bill Adams, Esq.

**Mayor's Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

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

**I. CALL TO ORDER**

Chairman Moody called the CRA Board Meeting to order at 2:00 p.m.

Chairman Moody announced each DIA Board Member and DIA staff present.

Mr. Chisholm read one Form 8B into the record for Board Member Barakat regarding a declared conflict on Resolution 2021-04-05 and one Form 8B for Board Member Citrano regarding a declared conflict on Resolution 2021-04-03.

**II. PUBLIC COMMENTS**

Chairman Moody opened the floor to 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:

None

**III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

**A. APRIL 21, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

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

**Motion:** Board Member Gillam moved to approve the minutes as presented

**Seconded:** Board Member Worsham seconded the motion

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**B. RESOLUTION 2021-05-02: FY 21-22 NORTHBANK TAX INCREMENT DISTRICT BUDGET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2021-2022 BUDGETS FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer notified the Board to add an item “E” under Downtown Investment Authority for a Nominating Committee update.

CEO Boyer gave a brief presentation of the Resolution, which is a staff recommendation regarding the Northbank budget for the coming fiscal year. The Resolution recommends a tentative budget that does not include revenue projections. The budget will come back to the Board for approval in June.

Chairman Moody gave the floor to Board Member Froats to provide an overview of the Finance and Budget Committee’s recommendations and bring the motion to the floor.

Board Member Froats provided a brief statement regarding the Finance and Budget Committee meeting.

**Motion:** Board Member Froats moved to amend Resolution 2021-05-02, changing the language from excess of \$1M to excess of 5% of Total Revenues

**Second:** Board Member Gillam seconded the motion

Board Member Ward commented that the Board should consider using some of the Unallocated funds, or exploring other ways, to provide DIA staff with additional support due to the significant number of projects currently going on and the work that entails. Board Member Froats suggested using funds from the DIA budget. CEO Boyer clarified the budget process for the Board.

CEO Boyer clarified the amount of funds available in various program items for Board Member Worsham.

CEO Boyer reiterated the budget process in regard to exploring options for additional staff support and budget submission.

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-02 as amended.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**C. RESOLUTION 2021-05-03: FY 21-22 SOUTHSIDE TAX INCREMENT DISTRICT BUDGET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY ADOPTING FISCAL YEAR 2021-2022 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided a brief overview of the Resolution, which is a staff recommendation regarding the Southside budget for the coming fiscal year. The Resolution recommends a tentative budget that will come back to the Board for approval in June. CEO Boyer stating the following:

- Less concern for variance
- Less flexibility in how funds are spent
- The Peninsula will be paid off

Chairman Moody gave the floor to Board Member Froats to bring forth the Finance and Budget Committee's recommendations.

**Motion:** Board Member Froats moved to amend Resolution 2021-05-03, correcting the language to say Southside as opposed to Downtown East and Northwest, and adding language to state whereas if the Unallocated Plan Authorized Services remain in excess of 5% of Total Revenues a recommendation for allocation will be addressed at the June meeting

**Second:** Board Member Gillam seconded the motion

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-03 as amended. Board Member Gillam noted a typo in the Resolution language.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**D. RESOLUTION 2021-05-06: VISTA BROOKLYN EXTENSION OF COMPLETION DUE DATE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A SIX (6) MONTH COMPLETION DATE EXTENSION AS AUTHORIZED IN THE REDEVELOPMENT AGREEMENT, AS AMENDED, BETWEEN THE CITY OF JACKSONVILLE AND HP-BDG 200 RIVERSIDE, LLC, FOR THAT MIXED RESIDENTIAL PROJECT KNOWN AS VISTA BROOKLYN; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley presented the staff report on Resolution 2021-05-06 which seeks a 6-month extension and completion date for the project known as Vista Brooklyn.

Chairman Moody called for comment from the Board.

**Motion:** Board Member Gillam moved to approve Resolution 2021-05-06 as presented

**Second:** Board Member Froats seconded the motion

Board Member Citrano stated that he filed a Form 8B and deferred to Mr. Sawyer as to whether he is able to vote. Mr. Sawyer responded that Board Member Citrano is able to vote.

Board Member Gillam commented on the amount of time and money spent on the project and stated his support.

Seeing no further discussion, Chairman Moody called for a vote on Resolution 2021-05-06 as presented.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**ADJOURNMENT:** The Community Redevelopment Agency proceedings are adjourned at 2:34 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 Xzavier Chisholm at [xchisholm@coj.net](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*

**TAB III.B**

**RESOLUTION 2021-06-01: FY 21-22 NORTHBANK TAX INCREMENT DISTRICT  
BUDGET**



**RESOLUTION 2021-06-01**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AREA ADOPTING FISCAL YEAR 2021-2022 BUDGETS FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the North Bank Community Redevelopment Area pursuant to Ordinance 2012-0364; and

**WHEREAS**, as the Community Redevelopment Agency, the DIA is responsible for developing, approving, and implementing the budget for the Combined North Bank Community Redevelopment Area; and

**WHEREAS**, Pursuant to Section 106.204(c), Jacksonville Ordinance Code, the budgets for Community Redevelopment Agencies are due June 20; and

**WHEREAS**, the DIA adopted a tentative budget FY 21-22 pursuant to Resolution 2021-05-02 in order to allow the City to input the budget in the new financial system; and

**WHEREAS**, following receipt of more definitive information regarding interest income and revenue projections, the revised 21-22 budget attached hereto as Exhibit A was recommended by the Budget and Finance Committee at their meeting on June 9.

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

Section 1. The Combined Downtown East and Northwest Tax Increment District budget for Fiscal Year 2021-2022 attached hereto as Exhibit ‘A’ is hereby adopted by the DIA.

Section 2. The CEO is authorized to submit this budget and make necessary changes thereto as required by the Budget Office to reflect supervisory cost allocations as determined by the City.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Ron Moody, Chairman

\_\_\_\_\_  
Date

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

Combined Northbank CRA FY 21 / 22 Budget	FY 20 / 21 COUNCIL ADOPTED		FY 21 / 22 PROPOSED
<b>Revenue</b>		<b>Actual</b>	
<b>Ad Valorem Revenue</b>	<b>9,438,274.00</b>	TBD	<b>9,735,895.00</b>
Northwest TID	6,081,017.00	TBD	6,402,749.00
Northeast TID	3,357,257.00	TBD	3,333,146.00
Debt Repayment (Lynch 11-E)	595,247.00	595,247.00	595,247.00
Debt Repayment (Carling Loan)	506,487.00	506,487.00	506,487.00
Investment Pool Earnings*	-	-	235,000.00
JTA Repayment	-	-	-
<b>Total Revenue:</b>	<b>10,540,008.00</b>		<b>11,072,629.00</b>

Administrative Expenditures		Actual	
ANNUAL INDEPENDENT AUDIT	2,500.00	2,500.00	2,500.00
SUPERVISION ALLOCATION	773,696.00	773,696.00	841,906.88
<b>Total Administrative Expenditures:</b>	<b>776,196.00</b>	<b>776,196.00</b>	<b>844,406.88</b>

Financial obligations		Actual	
Hallmark / 220 Riverside (leg: 2012-270)	399,502.00	380,232.00	397,533.36
Pope & Land / Brooklyn (leg: 2012-703; 2013-288)	397,572.00	374,613.78	386,822.75
Lofts at Jefferson Station (DIA resolution 2017-10-05)	157,000.00	69,844.84	72,217.43
MPS Subsidy Downtown Garages	5,000,000.00	TBD	5,200,000.00
Parking Lease - JTA / Fidelity	-	-	-
Lynch Bldg. Loan Repayment	800,000.00	800,000.00	800,000.00
<b>Total Financial Obligations:</b>	<b>6,754,074.00</b>		<b>6,856,573.54</b>

Future Year Debt Reduction		Revised Budget	
NB Future Year Debt Reduction	-	-	-

Plan Authorized Expenditures		Revised Budget	
<b>Plan programs</b>			
NB RETAIL ENHANCEMENT	400,000.00	400,000.00	-
NB WATERFRONT ACTIVATION	100,000.00	100,000.00	-
NB DEVELOPMENT LOANS	-	-	-
NB FAÇADE GRANT PROGRAM	262,006.00	262,006.00	-
NB URBAN ART	-	-	500,000.00
NB UNALLOCATED PLAN AUTHORIZED EXPENDITURES**	497,732.00	-	421,648.58
NB MARKETING	100,000.00	100,000.00	200,000.00
NB DOWNTOWN PARKS AND PROGRAMMING (NEW)***	-	497,732.00	400,000.00
NB SUBSIDIES AND CONTRIBUTIONS TO PRIVATE ORGANIZATIONS			50,000.00
NB EVENTS			100,000.00
<b>Plan Capital Projects</b>			
NB TWO WAY CONVERSION - FORSYTH & ADAMS	1,500,000.00	1,500,000.00	1,200,000.00
HISTORIC SHOTGUN HOUSES REHABILITATION (NEW)	-	-	250,000.00
<b>Plan Professional Services</b>			
PROFESSIONAL SERVICES	50,000.00	50,000.00	250,000.00
BID AND CRA PLAN UPDATE	100,000.00	100,000.00	-
<b>Total Plan Authorized Expenditures:</b>	<b>2,909,738.00</b>		<b>3,371,648.58</b>
<b>TOTAL EXPENDITURES</b>	<b>10,540,008.00</b>		<b>11,072,629.00</b>
<b>TOTAL REVENUES LESS TOTAL EXPENDITURES</b>			

\*Appropriated as "Unallocated Plan Authorized Expenditures", reconized in FY 21-22

\*\*Resolution 2021-04-02, BT FY 20-21 \$497,732 to NB Downtown Parks and Programming

\*\*\*Resolution 2021-04-02, BT FY 20-21 \$497,732 from NB Unallocated Plan Authorized Expenditures

**TAB III.C**

**RESOLUTION 2021-06-02: FY 21-22 SOUTHSIDE TAX INCREMENT DISTRICT  
BUDGET**

**RESOLUTION 2021-06-02**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA ADOPTING FISCAL YEAR 2021-2022 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the Southside Community Redevelopment Area pursuant to Ordinance 2012-0364; and

**WHEREAS**, as the Community Redevelopment Agency, the DIA is responsible for developing, approving and implementing the budget for the Southside Community Redevelopment Area; and

**WHEREAS**, pursuant to Section 106.204(c), Jacksonville Ordinance Code, the budget for Community Redevelopment Agencies are due June 20; and

**WHEREAS**, the DIA adopted a tentative budget FY 21-22 pursuant to Resolution 2021-05-03 in order to allow the City to input the budget in the new financial system; and

**WHEREAS**, following receipt of more definitive information regarding interest income and revenue projections, the revised 21-22 budget attached hereto as Exhibit A was recommended by the Budget and Finance Committee at their meeting on June 9.

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

Section 1. The Southside Tax Increment District budget for Fiscal Year 2021-2022 attached hereto as Exhibit ‘A’ is hereby adopted by the DIA.

Section 2. The CEO is authorized to submit this budget and make necessary changes thereto as required to reflect changes in actual FY22 revenue projections and FY 21 interest income with an adjusting entry in the Unallocate Plan Authorized Expenditures category to the extent that the aggregate increase or decrease in revenue is no more than \$200,000.

Section 3. The CEO is authorized to submit this budget and make necessary changes thereto as required by the Budget Office to reflect supervisory cost allocations.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

Ron Moody, Chairman

\_\_\_\_\_

Date

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

1	Southside CRA FY 21 / 22 Budget	FY 20 / 21 COUNCIL ADOPTED		FY 21 / 22 PROPOSED
2	<b>Revenue</b>		<b>Actual</b>	
3				
4	Ad Valorem Revenue	5,618,309.00	TBD	5,724,468.00
5	Investment Pool Earnings (All Years)*	-	-	150,000.00
6	<b>Total Revenue:</b>	<b>5,618,309.00</b>		<b>5,874,468.00</b>
7				
8	<b>Administrative Expenditures</b>			
9	ANNUAL INDEPENDENT AUDIT	2,500.00	2,500.00	2,500.00
10	SUPERVISION ALLOCATION	326,684.00	326,684.00	336,484.52
11	<b>Total Administrative Expenditures:</b>	<b>329,184.00</b>	<b>329,184.00</b>	<b>338,984.52</b>
12				
13	<b>Financial Obligations</b>		<b>Actual</b>	
14	THE STRAND (REV) 2001-1329	496,006.00	471,853.93	508,750.33
15	THE PENINSULA (REV) 2001-1329	703,054.00	666,703.02	67,023.13
16	GI-VP ONE CALL	100,000.00	-	100,000.00
17	SUNGARD (REV)2015-780	13,244.00	18,421.29	14,749.28
18	HOME STREET APARTMENTS	145,000.00	169,254.36	174,790.41
19	THE DISTRICT	2,000,000.00	2,000,000.00	3,000,000.00
20	STRAND BONDS INTEREST	171,350.00	171,350.00	161,500.00
21	STRAND BONDS PRINCIPAL	197,000.00	197,000.00	207,000.00
22	<b>Total Financial Obligations:</b>	<b>2,368,350.00</b>		<b>4,233,813.15</b>
23				
24	<b>Future Year Debt Reduction</b>		<b>Revised Budget</b>	
25	SS Future Year Debt Reduction	250,000.00	250,000.00	-
26				
27	<b>Plan Authorized Expenditures</b>		<b>Revised Budget</b>	
28	<b>Plan programs</b>			
29	SS RETAIL ENHANCEMENT	250,000.00	250,000.00	-
30	SS UNALLOCATED PLAN AUTHORIZED EXPENDITURES	513,471.00	100,000.00	301,670.00
31	SS Parks and Programming (NEW)			200,000.00
32	SS Subsidies and Contributions to Private Organizations			25,000.00
33	SS EVENTS			25,000.00
34	<b>Plan Capital Projects</b>			
35	SS SOUTHBANK PARKING	350,000.00	763,471.00	550,000.00
36	<b>Plan Professional Services</b>			
37	PROFESSIONAL SERVICES	50,000	50,000.00	200,000
38	BID AND CRA PLAN UPDATE	50,000	50,000.00	-
39	<b>Total Plan Authorized Expenditures:</b>	<b>1,213,471</b>		<b>1,301,670</b>
40	<b>TOTAL EXPENDITURES</b>	<b>5,618,309.00</b>		<b>5,874,468</b>
41	<b>TOTAL REVENUES LESS TOTAL EXPENDITURES</b>	<b>-</b>		<b>0</b>

\*Appropriated as "Unallocated Plan Authorized Expenditures", recognized in FY 21-22

**TAB III.D**

**RESOLUTION 2021-06-03: FY 20-21 NORTHBANK TAX INCREMENT DISTRICT  
BUDGET**



**RESOLUTION 2021-06-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA'S ADOPTING A FY 2020-21 AMENDED TAX INCREMENT DISTRICT ("TID") BUDGET FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA'S 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**, Pursuant to Resolution 2021-04-02, the DIA Board amended the FY 20-21 Budget for the Combined Northside East And Northwest CRA's to allocate \$497,732 in Unallocated Plan Authorized Expenditures to Downtown Parks and Programming; and

**WHEREAS**, A specific Park Programming opportunity has arisen in the form of a holiday event in Riverfront Plaza which is being organized by Downtown Vision Inc. ("DVI"); and

**WHEREAS**, to effectuate a sponsorship of that event in the amount of \$100,000, the DIA Board has authorized the use or transfer as required of the necessary funds from NB Downtown Parks & Programming account to sponsor this DVI led park programming event; and

**WHEREAS**, the DIA board hereby authorizes the amendment of the 2020-21 NB TID budget as mat be required to effectuate such sponsorship of park programming.

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

**Section 1.** The DIA Board hereby expressly authorizes the use of \$100,000 currently located in the NB Parks and Programming Activity within the FY 2020-2021 Budget for the Combined Northside East and Northwest TID for sponsorship of a holiday ice rink to be located on Riverfront Plaza.

**Section 2.** The DIA Board hereby authorizes the CEO to take all actions necessary to effectuate the intent of this Resolution including payment to DVI and entering into such sponsorship or event contribution agreement as may be appropriate.

**Section 3.** In the event it is determined that such funds must be transferred to a new Events activity or Contributions to Private Entities activity within the Combined Northside East and Northwest TID FY 20-21 budget in order to effectuate the intent of this Resolution, the DIA Board hereby approves such transfer and FY 20-21 budget amendment and pursuant to Sec. 106.344, Ordinance Code, the staff of DIA is hereby directed to prepare and file a CRA Budget Transfer Form effectuating the aforementioned budget amendment.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Ron Moody, Chairman

Date

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



# Downtown Investment Authority

---

## MEMORANDUM

TO: Budget and Finance Committee  
FROM: Lori Boyer, CEO  
RE: Ice Rink programming of Riverfront Plaza  
DATE: June 7, 2021

Downtown Vision Inc. has proposed the programming of Riverfront Plaza from Thanksgiving to Early January with a seasonal 'pop-up' ice rink on Downtown Jacksonville's beautiful riverfront. They are planning to rent and operate an ice rink in roughly the area depicted on the attached page.

The ice rink contractor is Ice Rink Events. [http://www.icerinkevents.com/icerinkevents\\_006.htm](http://www.icerinkevents.com/icerinkevents_006.htm)

Ice Rink Events is the premiere rink specialist, especially in the Florida cities. They have all the equipment and the expertise. If for some reason DVI is not able to contract with this vendor, or they are unable to perform, it is unlikely that a suitable replacement can be found. DVI is still trying to confirm that this vendor can provide the equipment for a rink in DTJax this winter but there is reason to believe that they may be able to do so.

The 40' x 100' outdoor rink would be on Riverfront Plaza near the Main Street Bridge. Attached is a proposed sitemap, in coordination with City of Jacksonville's Sports and Entertainment Department.

Surrounding the rink there would be winter wonderland decor and lights, a holiday tree, food trucks and a weekend bar with drinks. Also, the space could accommodate additional activations like shopping/vendors and live music. DVI's goal would be for a fun and family-friendly activation creating a sense of place along the Riverwalk.

The rink itself would have its own skate rental station and would charge approximately \$18 for 90 minutes of ice time. The rink would be open for 6 weeks (likely November 27th to January 8th) and hopefully bring 300 skaters per day to Downtown.

DVI is still awaiting confirmation from Ice Rink Events that the equipment for the rink is available. DIA's financial support is requested in the amount of \$100,000 which would allow DVI to make the down payment to reserve the rink. The total cost to DVI will be in the range of \$300,000-400,000 plus for the ice rink event, not including any food and other activation elements. Additional sponsorship funding will be solicited and raised by DVI to cover the balance and they will be responsible for project management and on-site operation during the event. If for some reason they are unable to raise the required funds and the event does not occur, we will receive a complete refund of our sponsorship.



**TAB III.E**

**RESOLUTION 2021-06-04: REGIONS EXTENSION OF CLOSING DATE**

**RESOLUTION 2021-06-04**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXTENDING THE CLOSING DATE CONTAINED IN THAT CERTAIN ECONOMIC DEVELOPMENT AGREEMENT (“ECONOMIC DEVELOPMENT AGREEMENT”) BETWEEN REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION (“REGIONS”) THE CITY OF JACKSONVILLE AND DIA; 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**, Regions is the owner of its corporate headquarters building located at 51 West Bay Street, which has been designated a local historic landmark and is within the National Historic District of Downtown and within the boundaries of the Downtown East CRA and an adjacent surface parking lot which Regions has contracted to sell to facilitate the construction of a structured parking garage and associated retail thereon; and

**WHEREAS**, the DIA approved the terms of the Economic Development Agreement pursuant to Resolution 2021-01-05; and

**WHEREAS**, the City Council approved the terms of the Economic Development Agreement and authorized the grants therein pursuant to Ordinance 2021-210E; and

**WHEREAS**, the Economic Development Agreement is currently in the process of being routed for execution; and

**WHEREAS**, the Economic Development Agreement requires that Regions close on the sale of the surface lot on or before May 31, 2021; and

**WHEREAS**, the parties to that closing have mutually requested an extension of the closing date from May 31, 2021 to June 30, 2021; and

**WHEREAS**, pursuant to the Economic Development Agreement, that closing extension may be granted by the DIA Board.

**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 extends the outside Closing Date established in the Economic Development Agreement from May 31, 2021 to June 30, 2021.

**Section 3.** 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 4.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_

Ron Moody, Chairman

\_\_\_\_\_

Date

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

**TAB III.F**

**RESOLUTION 2021-06-08: AMBASSADOR COMPLETION EXTENSION**



**RESOLUTION 2021-06-08**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING AN AMENDMENT TO THE PERFORMANCE SCHEDULE FOR THE REHABILITATION AND ADAPTIVE REUSE OF THE AMBASSADOR HOTEL (THE “PROJECT”) WITH AXIS HOTELS LLC (“DEVELOPER”) TO EXTEND THE COMPETITION DATE CONTAINED IN THE PERFORMANCE SCHEDULE; AUTHORIZING THE DIA’S CHIEF EXECUTIVE OFFICER (CEO) TO FILE LEGISLATION AND 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**, in July 2018, the Developer purchased the property commonly known as Ambassador Hotel with a street address of 420 N. Julia Street, as well as the remaining undeveloped portion of the block (collectively, the “Original Parcel”), all of which is located within the boundaries of the Downtown East CRA; and

**WHEREAS**, the Developer proposed to renovate the Ambassador Hotel building, a historically designated structure, into a 127 room hotel, and on the undeveloped portion of the site construct 200 units of multifamily market rate housing and a structured parking facility of a size and nature to serve both the hotel and the housing project; and

**WHEREAS**, at their meeting of September 19, 2018, the DIA approved Resolution 2018-09-03 authorizing a Historic Preservation Trust Fund (HPTF) Grant upon redevelopment completion in an amount not to exceed \$1.5 million funded by the Downtown Historic Preservation and Revitalization Trust Fund; and

**WHEREAS**, at their meeting of January 22, 2019, the Jacksonville City Council approved Ordinance 2018-872 which included a Redevelopment Agreement with terms for the aforementioned HPTF, as well as specific performance criteria related thereto, and

**WHEREAS**, on March 26, 2019, the Redevelopment Agreement was executed by the Developer, the City of Jacksonville and DIA, and

**WHEREAS**, pursuant to Resolution 2019-12-03, the DIA approved a modification to the above referenced Redevelopment Agreement which in turn was approved by City Council pursuant to Ordinance 2020-0625; and

**WHEREAS**, the Amended and Restated Redevelopment Agreement was executed by the parties thereto on June 25, 2020; and

**WHEREAS**, the Developer has requested and received all permissible extensions of the Performance Schedule allowed under the terms of the Amended and Restated Redevelopment Agreement; and

**WHEREAS**, following notice of default for failure to commence, the Developer has timely commenced to cure said default and has committed to close on financing for the Project by June 30, 2021 and Commence Construction by July 31, 2021 which DIA has agreed is a reasonable time to cure; and

**WHEREAS**, Developer requires an extension of the completion date in light of delay in commencement; and

**WHEREAS**, DIA staff, in discussion with the Developer, believe that an extension of the Completion Date from May 2, 2022 to December 31, 2022 is appropriate and will allow adequate time for completion of the Project; and

**WHEREAS**, to effectuate such an extension in the completion date, an amendment to the Amended and Restated Redevelopment Agreement will have to approved by City Council.

**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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary actions, including the filing of legislation before the City Council, to modify and amend the Performance Schedule contained in the June 25, 2020 Amended and Restated Redevelopment Agreement between the City of Jacksonville, the Downtown Investment Authority and AXIS Hotels, LLC, in a manner necessary to extend the Completion of Construction Date from May 2, 2020 to December 31,2022.

**Section 3.** 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, provided however that it shall be pre-condition to the CEO's authority to execute any amendment that the Developer shall have cured the default in commencement by closing on its financing by June 30,2021 and commencing construction by July 31,2021.

**Section 4.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

[Signatures next page]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_ Ron Moody, Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

**TAB IV.A**

**MAY 19, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING  
MINUTES**



**Downtown Investment Authority**  
**Hybrid Meeting**  
*Wednesday, May 19, 2021 – 2:34 p.m.*

**Downtown Investment Authority**  
**MEETING MINUTES**

**DIA Board Members:** Ron Moody, Chair; Braxton Gillam, Esq., Vice Chair; Carol Worsham, Secretary; Oliver Barakat (via Zoom); David Ward, Esq.; Jim Citrano; and Todd Froats.

**DIA Board Members Excused:** Craig Gibbs, Esq.; Bill Adams, Esq.

**Mayor's Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Communication and Marketing Specialist; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

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

**CALL TO ORDER:** Chairman Moody called to order the Downtown Investment Authority Board Meeting at 2:34 p.m.

**IV. DOWNTOWN INVESTMENT AUTHORITY MEETING**

**A. APRIL 21, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.**

Seeing no comments, Chairman Moody called for a motion.

**Motion:** Board Member Worsham moved to approve the minutes as presented

**Seconded:** Board Member Gillam seconded the motion

Seeing no comments, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**B. RESOLUTION 2021-05-01: FY 21-22 DIA ADMINISTRATIVE BUDGET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE FISCAL YEAR 2021-2022 ADMINISTRATIVE BUDGET FOR THE DOWNTOWN INVESTMENT AUTHORITY; REQUESTING A BUDGET ENHANCEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer provided an overview of the Resolution, stating the following:

- The administrative budget contains the traditional operations and maintenance expenses
- Reduction in Professional Services funds; increase in Event and Programming funds
- Request for an enhancement position that will be a Project Manager and assist Steve Kelley

Board Member Froats provided a brief statement regarding the Finance and Budget Committee meeting and expressed his support for the additional funds and positions to assist DIA staff.

**Motion:** Board Member Froats moved to approve Resolution 2021-05-01 as presented, in accordance with the recommendation of the Finance and Budget Committee

Board Member Ward reiterated his support for additional resources to assist DIA staff.

CEO Boyer clarified for Board Member Citrano that there is currently no funding in the budget for the additional staff position because the DIA has not yet been granted authority for that position. CEO Boyer explained the budget process as it pertains to the funds for the additional position.

Board Member Worsham stated her support for the additional resources for DIA staff.

Board Member Froats asked CEO Boyer to consider any additional resources that may be needed. CEO Boyer responded that they are actively engaged in those discussions with the administration.

Seeing no further comment, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**C. RESOLUTION 2021-05-04: UNION TERMINAL DPRP TERM SHEET**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM (“DPRP”) CONSISTING OF AN HISTORIC PRESERVATION, RESTORATION, AND REHABILITATION FORGIVABLE LOAN; A CODE COMPLIANCE FORGIVABLE LOAN; AND A DPRP DEFERRED PRINCIPAL LOAN WITH EAST UNION HOLDINGS, LLC (“DEVELOPER”) FOR REDEVELOPMENT AND REHABILITATION OF THAT PROPERTY**

**COMMONLY REFERRED TO AS THE “UNION TERMINAL WAREHOUSE”; THE AMOUNTS AND TERMS OF THE FORGIVABLE LOANS AND DEFERRED PRINCIPAL LOAN ARE ATTACHED TO THE RESOLUTION AS EXHIBIT ‘A’ (“TERM SHEET”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE FILING OF LEGISLATION, AND THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody gave the floor to Mr. Kelley to introduce the Resolution.

Mr. Kelley provided an overview of Resolution 2021-05-04 and presented the staff report. The following details were provided:

- The property is located at 700 Union Street East.
- The proposed redevelopment is a 330,000 sq ft historic Jacksonville property that will provide 228 units of multi-family housing with associated commercial space.
- The physical structure is outside of the DIA boundary, but the property extends beyond the southern edge of the Arlington Expressway and into the DIA boundary which makes it eligible per the DPRP guidelines.
- A portion of the Emerald Trail runs through the site.

Chairman Moody provided a brief statement regarding the Strategic Implementation Committee recommendation on the Resolution.

**Motion:** Board Member Gillam moved to approve Resolution 2021-05-04 as presented, in accordance with the SIC recommendation

**Seconded:** Board Member Ward seconded the motion

Chairman Moody opened the floor for discussion.

Board Member Citrano stated that he has filed a Form 8B and deferred to Mr. Sawyer on his ability to vote. Mr. Sawyer responded that Board Member Citrano is not eligible to vote.

Board Member Froats commented that this is the only property where a piece of it sits in the DIA boundary and that the funds do not come out of the CRA budget.

CEO Boyer clarified for Board Member Froats why the property does not require DDRB oversight.

Board Member Gillam asked how this project compares to similar projects in regard to the percentage of total development costs being covered by the DPRP program. Mr. Kelley responded that it is one of the lower percentages that the DPRP has funded thus far.

Mr. Kelley clarified for Board Member Worsham that the Emerald Trail runs through the building.

Mr. Dillon Baynes, of Columbia Ventures LLC, provided an overview of the site designs.

Chairman Moody called for a vote.

**Vote: Aye: 6      Nay: 0      Abstain: 1**

**THE MOTION PASSED UNANIMOUSLY 6-0-1**

CEO Boyer left the meeting.

**D.      RESOLUTION 2021-05-05: CEO CONTRACT AMENDMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE DIA AND LORI N. BOYER, CHIEF EXECUTIVE OFFICER (“CEO”), THE AMENDED TERMS OF WHICH ARE DESCRIBED AND MEMORIALIZED IN THE “FIRST AMENDMENT TO EMPLOYMENT AGREEMENT” ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE DIA GOVERNING BOARD CHAIR TO EXECUTE THE “FIRST AMENDMENT TO EMPLOYMENT AGREEMENT”; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Moody introduced the Resolution.

**Motion:**      Board Member Gillam moved to approve Resolution 2021-05-05 as presented

**Seconded:**      Board Member Worsham seconded the motion

Chairman Moody commented on CEO Boyer’s performance and workload since joining the DIA, adding that she has been stellar in all aspects. The Resolution would increase her compensation package.

Discussion occurred regarding CEO Boyer’s performance and comparable positions and payment in the private sector. Board Member Gillam agreed she has had outstanding performance and supports the Resolution.

Board Member Froats stated his support for the Resolution and noted that CEO Boyer will be able to communicate with City Council this summer after serving as a Council Member.

Board Member Citrano stated his support for the Resolution and commented on CEO Boyer’s extensive knowledge and ability to articulate complex topics.

Board Member Worsham stated her support for the Resolution and asked if CEO Boyer’s compensation will be commensurate to the previous CEO, Aundra Wallace, at the two year mark. Chairman Moody responded that CEO Boyer’s compensation will be comparable but deferred to Mr. Parola. Mr. Parola confirmed.

Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**



CEO Boyer rejoined the meeting.

Chairman Moody provided a statement regarding the Board's decision to increase her salary.

**E. NOMINATING COMMITTEE UPDATE**

Chairman Moody gave the floor to Board Member Froats to present the slate of officers for nomination by the Nominating Committee.

Board Member Froats provided a brief presentation of the Nominating Committee recommendations. Nominations are as follows:

Braxton Gillam, Esq. – Chair  
Carol Worsham – Vice Chair  
Jim Citrano – Secretary

**Motion:** Board Member Froats, on behalf of the Nominating Committee, moved to approve the slate of officers

Seeing no disagreement from the nominees, Chairman Moody called for a vote.

**Vote: Aye: 7      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 7-0-0**

**V. NEW BUSINESS**

A. Set Workshop Dates for BID/CRA Update

Mr. Parola stated that as a part of Task Four, which deals with the BID/CRA update, there will be Public Outreach on June 11<sup>th</sup>. The workshop is scheduled for June 21<sup>st</sup>.

A presentation on the draft findings for the Task One updates on the design guidelines and Task Two parks update is expected the first week of July. This will be in workshop form.

CEO Boyer stated that the legislation for City Council with the updated BID/CRA plan is intended to be submitted in August and out of City Council by the end of the fiscal year.

Discussion occurred regarding the summer schedule of DIA Board Members as it pertains to Board meetings.

**VI. CEO INFORMATIONAL BRIEFING**

A. 2021 Update

CEO Boyer provided a presentation on completed and ongoing projects, studies and plans, current collaborations, and capital projects.

## **VII. CHAIRMAN REPORT**

Chairman Moody proposed setting up a map with all of the projects going on, with the intention of presenting the DIA story and brand to community groups.

Chairman Moody thanked DIA Board and Staff members.

## **VIII. ADJOURN**

**ADJOURNMENT:** There being no further business, Chairman Moody adjourned the meeting at 3:34 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 Xzavier Chisholm at [xchisholm@coj.net](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*

**TAB IV.B**

**RESOLUTION 2021-06-05: ACCESS AGREEMENT LOT R**

**RESOLUTION 2021-06-05**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A PROPERTY ACCESS AGREEMENT (“AGREEMENT”) WITH \_\_\_\_\_, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE LOT R SURFACE PARKING LOT AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130849 0000 (“PROPERTY”); INSTRUCTING THE DIA CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, through the adoption of Ordinance 2014-560-E the City assigned management of certain City-owned properties and buildings to the DIA; and

**WHEREAS**, from time to time DIA staff is requested to allow for temporary use of its managed properties for such purposes as conducting due diligence activities in advance of disposition or other redevelopment of real property ; and

**WHEREAS**, DIA Resolution 2017-07-04 authorized the CEO of the DIA to execute certain access agreements within the parameters set forth therein, without the need to obtain approval by the DIA Board; and

**WHEREAS**, access agreements that include environmental, geotechnical, and other invasive due diligence activities, and access agreements that have terms for greater than six (6) months, require approval by the DIA Board prior to execution by its CEO, 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.** DIA hereby conditionally grants to \_\_\_\_\_ (“Licensee”), its agents, representatives, employees, consultants, contractors, and subcontractors, a limited license for access to enter upon the Property for the sole purpose of performing certain testing including but not limited to collection of groundwater samples from the monitoring wells, making of soil borings, taking of soil samples from the borings, the proper abandonment of any monitoring wells, disposal of soil and water generated from the testing (collectively, the “Work”). The Work shall be at no cost to DIA or the City.

**Section 3.** The Agreement shall continue for a period of sixty (60) days at which time it will expire unless extended in writing by the CEO of the DIA for up to an additional two (2) month period.

**Section 4.** Prior to execution of the Agreement by the DIA CEO, the CEO shall first obtain approvals of the Agreement by the City’s Risk Manager, Director of Public Works and the Office of General Counsel.

**Section 5.** The DIA instructs its CEO to take all necessary action to effectuate the purpose of this Resolution.

**Section 6.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Ron Moody, Chair

\_\_\_\_\_  
Date

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

**TAB IV.C**  
**RESOLUTION 2021-06-06: ACCESS AGREEMENT KIDS KAMPUS**

**RESOLUTION 2021-06-06**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A PROPERTY ACCESS AGREEMENT (“AGREEMENT”) WITH \_\_\_\_\_, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE KIDS KAMPUS AND A PORTION OF THE PROPERTY IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130572 0100 (“PROPERTY”); INSTRUCTING THE DIA CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, through the adoption of Ordinance 2014-560-E the City assigned management of certain City-owned properties and buildings to the DIA; and

**WHEREAS**, from time to time DIA staff is requested to allow for temporary use of its managed properties for such purposes as conducting due diligence activities in advance of disposition or other redevelopment of real property ; and

**WHEREAS**, DIA Resolution 2017-07-04 authorized the CEO of the DIA to execute certain access agreements within the parameters set forth therein, without the need to obtain approval by the DIA Board; and

**WHEREAS**, access agreements that include environmental, geotechnical, and other invasive due diligence activities, and access agreements that have terms for greater than six (6) months, require approval by the DIA Board prior to execution by its CEO, 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.** DIA hereby conditionally grants to \_\_\_\_\_ (“Licensee”), its agents, representatives, employees, consultants, contractors, and subcontractors, a limited license for access to enter upon the Property for the sole purpose of performing certain testing including but not limited to collection of groundwater samples from the monitoring wells, making of soil borings, taking of soil samples from the borings, the proper abandonment of any monitoring wells, disposal of soil and water generated from the testing (collectively, the “Work”). The Work shall be at no cost to DIA or the City.

**Section 3.** The Agreement shall continue for a period of sixty (60) days at which time it will expire unless extended in writing by the CEO of the DIA for up to an additional two (2) month period.

**Section 4.** Prior to execution of the Agreement by the DIA CEO, the CEO shall first obtain approvals of the Agreement by the City's Risk Manager, Director of Public Works and the Office of General Counsel.

**Section 5.** The DIA instructs its CEO to take all necessary action to effectuate the purpose of this Resolution.

**Section 6.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Ron Moody, Chair

\_\_\_\_\_  
Date

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



**TAB IV.D**

**RESOLUTION 2021-06-07: RESCINDING OF ALLOCATION OF DEVELOPMENT  
RIGHTS PER RESOLUTION 2020-11-03**

**RESOLUTION 2021-06-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”); REAFFIRMING THE CONVERSION OF ONE HUNDRED SIXTY-SIX THOUSAND FOUR HUNDRED AND FORTY-FOUR (166,444) SQUARE FEET OF GENERAL OFFICE ENTITLEMENTS TO ONE HUNDRED THOUSAND (100,000) SQUARE FEET OF COMMERCIAL EFFECTUATED BY RESOLUTION 2020-11-03; RESCINDING THE ALLOCATION OF DEVELOPMENT RIGHTS EFFECTUATED BY RESOLUTION 2020-11-03, MAKING THOSE ENTITLEMENTS ALLOCATED BY RESOLUTION 2020-11-03 AVAILABLE FOR FUTURE ALLOCATION BY THE DIA; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, section 55.108, Jacksonville Code of Ordinances, authorizes the DIA to “negotiate, assign and allocate development rights within the Central Business District, including assigning mobility fee credits pursuant to any applicable mobility fee contract”; and

**WHEREAS**, the Shipyard / Lot J / Met Park entitlements are memorialized in the Future Land Use Element of the City’s 2030 Comprehensive Plan; and

**WHEREAS**, Resolution 2020-11-03 utilized the “Shipyards Land Use Transportation/Trad-Off Matrix”, formerly within the Consolidated Downtown Development of Regional Impact and currently within the 2030 Comprehensive Plan, to convert 166,444 square feet of general office to 100,000 square feet of commercial; and

**WHEREAS**, via its adoption of Resolution 2020-11-03 the DIA allocated to Jacksonville I-C Parcel One Holding Company the following entitlements for use on Lot J: 500 units of multi-family, 250 hotel rooms, 50,000 square feet of office and 200,000 square feet of commercial; and

**WHEREAS**, City Council did not adopt Ordinance 2020-648 resulting in Jacksonville I-C Parcel One Holding Company, the City and the DIA not entering into a Redevelopment Agreement and by extension not formalizing an allocation of development rights to Jacksonville I-C Parcel One Holding Company,

**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 reaffirms the conversion of 166,444 square feet of general office to 100,000 square feet of commercial effectuated by Resolution 2020-11-03, consistent with the “Shipyards Land Use Transportation/Trade-Off-Matrix” contained within the City’s 2030 Comprehensive Plan.

**Section 3.** The DIA rescinds the allocation of development rights effectuated by adoption of Resolution 2020-11-03 and returns those rights to the DIA for future allocation.

**Section 4.** The DIA Chief Executive Officer is authorized to take all necessary action in connection therewith to effectuate the purposes of this resolution.

**Section 5.** This Resolution 2021-06-07 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Ron Moody, Chairman

\_\_\_\_\_  
Date

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