



Downtown Investment Authority
Strategic Implementation Committee

Friday, July 14, 2023 at 9:30 a.m.

SIC AGENDA

Braxton Gillam, Esq., Chair
Craig Gibbs, Esq.

George Saoud, Esq.
Joshua Garrison

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. JUNE 15th, 2023 STRATEGIC IMPLEMENTATION COMMITTEE MEETING
MINUTES APPROVAL
- IV. RESOLUTION 2023-07-01 DIA CODE COMPLIANCE SUPPORT PROGRAM
- V. DOWNTOWN PARKING STRATEGY AND PROGRESS ON PLAN IMPLEMENTATION
- VI. OTHER SUGGESTED INCENTIVE PROGRAM CHANGES
- VII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VIII. ADJOURN

MEETING LOCATION

Physical Location

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

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

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=VGQ2d29qVHFoUEwrOGFIT2YxcEsz09>

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/u/acSPRiVnGd>

TAB III.

**JUNE 15TH, 2023 STRATEGIC IMPLEMENTATION COMMITTEE
MEETING MINUTES APPROVAL**



Downtown Investment Authority
Strategic Implementation Committee Hybrid Meeting
Thursday, June 15th, 2023, 2:00 p.m.

Strategic Implementation Committee Hybrid Meeting
Draft – MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Braxton Gillam, Esq.

Craig Gibbs, Esq.

George Saoud

DIA Board Members In-Person: Jim Citrano

DIA Board Members Participating Virtually: Joshua Garrison (*attended virtually*)

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development (*attended virtually*); Jovial Harper, Administrative Assistant and Ric Anderson, Communications and Marketing Coordinator.

Office of General Counsel: Joelle Dillard

Council Members Present: None.

I. CALL TO ORDER

The Strategic Implementation Committee meeting of June 15th, 2023 was called to order at 2:05 a.m. by Braxton Gillam, Esq. Committee Chair.

II. PUBLIC COMMENTS

Committee Chair Gillam 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: None.

III. MAY 12TH, 2023 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

Motion: Board Member Saoud moved to approve the Meeting Minutes.

Seconded: Board Member Gibbs seconded.

Vote: Aye: 3 Nay: 0 Abstain: 0

IV. RESOLUTION 2023-06-02 LAURA STREET TRIO

Staff Kelley explained the details of the Resolution. He provided an in-depth explanation of the specific ask from the Developer.

Board Member Gibbs inquired if DIA was comfortable with the performance schedule as it is listed in the Staff Report.

Staff Kelley confirmed the three-year timeline is reasonable to finish the project.

Further discussion was made regarding the program funding and source funding for the project.

Board Member Citrano requested to pull Trio off of the Consent Agenda for further discussion at June's Board Meeting.

Motion: Board Member Gibbs moved to approve the Resolution.
Seconded: Board Member Saoud seconded.

Vote: Aye: 3 Nay: 0 Abstain: 0

**Board Member Garrison attended virtually, thereby unable to vote.*

V. RESOLUTION 2023-06-05 ONE RIVERSIDE PERFORMANCE SCHEDULE AMENDMENT

CEO Boyer spoke to the specifics regarding this Resolution and the Adjustments to the Performance Schedule. She further explained the section 7.4 of the Resolution's Exhibit, the "Put Option on Phase II, Mixed-Use Component Parcel." In Exhibit B, she directed the Committee's attention to the adjustments made in the Performance Schedule, section (f) Outside Phase I City Completion Date and section (g) Deliver Put Option Notice.

Zoom recording ended 1:19:28.

Motion: Board Member Gibbs moved to approve the Resolution
Seconded: Board Member Saoud seconded.

Vote: Aye: 3 Nay: 0 Abstain: 0

**Board Member Garrison attended virtually, thereby unable to vote.*

ADJOURNMENT

Committee Chair Gillam adjourned the meeting at 3:30 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 Jovial Harper at HarperJ@coj.net to acquire a recording of the meeting.

DRAFT

TAB IV.

RESOLUTION 2023-07-01: DIA CODE COMPLIANCE SUPPORT PROGRAM

RESOLUTION 2023-07-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO ESTABLISH THE “DIA CODE COMPLIANCE SUPPORT PROGRAM”, THE SPECIFICS OF WHICH ARE INCLUDED HERETO AS EXHIBIT ‘A’; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E; and

WHEREAS, via Ordinance 2014-0560, the City Council adopted a *Downtown Northbank Community Redevelopment Agency (CRA) Redevelopment Plan and Southside CRA Redevelopment Plan* for Downtown (collectively, the “CRA Plan”), as updated and amended by Ordinance 2022-0372; and

WHEREAS, the DIA CRA Plan provides Redevelopment Goals which include:

Redevelopment Goal No. 1 | Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business.

Redevelopment Goal No. 2 | Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

Redevelopment Goal No. 3 | Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.

Redevelopment Goal No. 8 | Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

WHEREAS, providing support to local property owners and operators to offset a portion of certain costs associated with evolving Code Compliance requirements established by various government offices and agencies will make a positive contribution towards meeting the Redevelopment Goals and the related Strategic Objectives and Benchmarks set forth in the CRA Plan,

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 adopts a DIA Code Compliance Support Program as set forth in Exhibit 'A'.

Section 3. The DIA instructs its CEO to take all necessary action to effectuate the purposes of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Citrano, Chair

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

EXHIBIT A

12. DIA Code Compliance Support Program

The Downtown Investment Authority ("DIA") recognizes challenges faced by property owners and operators within Downtown Jacksonville brought about by evolving Code Compliance requirements as promulgated by various Government offices and agencies. In the interest of furthering goals established in the DIA CRA Plan and their related Strategic Objectives and Benchmarks, the DIA Code Compliance Support Program is designed to offset these additional capital costs and contribute to the stabilization and growth in the occupancy and operation of Downtown properties. Further, by these efforts, demand for property ownership in Downtown will be stimulated and additional investors and operators will be attracted to the Downtown market creating opportunities for increased occupancy and utilization of spaces for the benefit of business owners and their employees, local residents, and visitors to the area.

Program Structure

The DIA Code Compliance Support Program will follow the structural outline presented below:

1. Through its budget process, the DIA will establish a maximum funding limit on an annual basis to set aside dollar amounts for utilization by applicants as approved under these DIA Code Compliance Support Program guidelines to meet Code Compliance requirements as may be brought about from time to time by government agencies to improve the safety and soundness of properties and their operation or as otherwise determined necessary by any such Public Body.
2. Funding for the DIA Code Compliance Support Program will be derived principally from tax increment finance revenues or, alternatively, as may be reallocated from the Downtown Economic Development Fund by the DIA in its capacity as the Downtown Economic Development Agency.
3. The maximum funding amount for each application shall be limited to not more than 50% of costs associated with a bonified Code Compliance requirement evidenced by documentation from a governmental entity outlining the minimum requirements to be fulfilled and the date by which requirements must be met.
4. The maximum funding amount for each application shall be further limited to not more than \$250,000, or other such lesser amount as the DIA Board determines as appropriate in its sole discretion.
5. Application for funding under the DIA Code Compliance Support Program may not be combined with any other DIA program and may only be a part of a broader rehabilitation effort if 100% of the remaining costs of rehabilitation are met by third party debt, investor equity, or any other funding sources outside of the DIA or the City of Jacksonville.
6. Funding under the DIA Code Compliance Support Program will be provided only following completion of the improvements as required to meet code compliance guidelines, and submission of supporting documentation to the satisfaction of the DIA that all legal requirements have been met and in verification of the amounts expended.
7. All work must be completed within one year of approval by the DIA Board unless otherwise extended by authority as may be provided in the Redevelopment Agreement. Applicants failing to meet the completion timeline are not eligible to reapply for funding of the same requirements.
8. Funding under the DIA Code Compliance Support Program will be made as a forgivable loan and will amortize in equal amounts over a three-year period from the date of funding.

Application and Eligibility Guidelines

In order to be eligible for any Affordable Housing Support Loan, the following minimum requirements must be met:

1. All applicants must complete and submit a Project Profile Assessment form, documentation that defines the Code Compliance work to be completed, and other documentation as may be required by the DIA.

EXHIBIT A

2. All properties associated with the application must be determined to be current on all property tax payments (not via tax certificate) and free from any municipal fines or liens.
3. Properties are eligible for the DIA Code Compliance Support Program include only those placed into service more than twenty years prior to the year of application and that are shown to have been on the City's tax roll for the previous three years.
4. Owners of multiple Downtown properties (as determined by common principles with greater than 20% ownership directly or indirectly) may be considered eligible for funding for only one property per COJ fiscal year which begins on October 1 and ends on September 30 of the following year.
5. Properties must be located within the DIA boundary and may be located either on the Northbank or the Southbank.
6. Development applications that remove the subject property from the property tax rolls shall not be eligible for funding.
7. All development work and design features must comply with all applicable city codes, ordinances, the established Downtown Development Review Board Guidelines and the Downtown Zoning Overlay without waiver.

TAB V.

DOWNTOWN PARKING STRATEGY AND PROGRESS ON PLAN IMPLEMENTATION

RESOLUTION 2023-07-01

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Section 2. The DIA hereby adopts a DIA Code Compliance Support Program as set forth in Exhibit 'A'.

Section 3. The DIA instructs its CEO to take all necessary action to effectuate the purposes of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chair

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

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TAB VI.
OTHER SUGGESTED INCENTIVE PROGRAM CHANGES