



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

**City Hall at St. James Building
117 W. Duval Street, 1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202
Wednesday, October 16, 2019 – 2:00 P.M.**

MEMBERS:

Craig Gibbs, Esq. Chairman
Ron Moody, Vice Chairman
Braxton Gillam, Esq., Secretary
Jim Bailey, Board Member
Oliver Barakat, Board Member
Carol Worsham, Board Member

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member

- I. CALL TO ORDER**
 - a. Pledge of Allegiance
- II. PUBLIC COMMENTS**
- III. COMMUNITY REDEVELOPMENT AGENCY MEETING**
 - a. September 18, 2019 CRA Board Meeting Minutes
 - b. Resolution 2019-10-01: Access Agreement
- IV. DOWNTOWN INVESTMENT AUTHORITY BOARD**
 - a. September 18, 2019 DIA Board Meeting Minutes
 - b. Resolution 2019-10-02: Conversion of Development Rights – Southside Component Area
 - c. Resolution 2019-10-03: Conversion of Development Rights – Northside East Component
 - d. Resolution 2019-10-04: Conversion of Development Rights – Northside West Component
- V. CHIEF EXECUTIVE OFFICER REPORT**
- VI. CHAIRMAN REPORT**
- VII. DDRB BRIEFING**
- VIII. OLD BUSINESS**
- IX. NEW BUSINESS**
- X. ADJOURN**

* Note: Additional supporting documents are available upon request from DIA by contacting KarenU@coj.net or calling (904) 255-5302



Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, October 16, 2019 –2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Chairman; Ron Moody, Vice Chairman; Braxton Gillam Esq., Secretary; Oliver Barakat; Todd Froats; and Carol Worsham

Board Members Absent: Jim Bailey; Dane Grey; and Marc Padgett

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

Council Members: Michael Boylan, Council Member DIA Liaison District 6

DIA Staff: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

Office of General Counsel: John Sawyer, Office of General Counsel

I. CALL TO ORDER

Chairman Gibbs called the CRA Meeting to order at 2:00 p.m. and the attendees introduced themselves for the record.

A. Pledge of Allegiance

II. PUBLIC COMMENTS

Chairman Gibbs opened the floor for public comments.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. Approval of the September 18, 2019 Community Redevelopment Agency Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER MOODY APPROVING THE SEPTEMBER 18, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2019-10-01: ACCESS AGREEMENT

RESOLUTION 2019-10-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A PROPERTY ACCESS AGREEMENT (“AGREEMENT”) WITH JACKSONVILLE I-C PARCEL ONE HOLDING COMPANY, LLC, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE LOT J SURFACE PARKING LOT AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130572 0150 (“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.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER FROATS APPROVING RESOLUTION 2019-10-01.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

Chairman Gibbs adjourned the CRA Community Redevelopment Agency meeting at 2:09 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY BOARD

Occurred post-closing of Community Redevelopment Agency Meeting.

V. CHIEF EXECUTIVE OFFICER REPORT

Occurred post-closing of Community Redevelopment Agency Meeting.

VI. CHAIRMAN REPORT

Occurred post-closing of Community Redevelopment Agency Meeting.

VII. DDRB BRIEFING

Occurred post-closing of Community Redevelopment Agency Meeting.

VIII. OLD BUSINESS

Occurred post-closing of Community Redevelopment Agency Meeting.

IX. NEW BUSINESS

Occurred post-closing of Community Redevelopment Agency Meeting.

X. ADJOURN

There being no further business, Chairman Gibbs adjourned the CRA meeting at approximately 2:09 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302,

RESOLUTION 2019-10-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A PROPERTY ACCESS AGREEMENT (“AGREEMENT”) WITH JACKSONVILLE I-C PARCEL ONE HOLDING COMPANY, LLC, FOR THAT CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS THE LOT J SURFACE PARKING LOT AND IDENTIFIED BY DUVAL COUNTY PROPERTY APPRAISER PARCEL NUMBER 130572 0150 (“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 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 Jacksonville I-C Parcel One Holding Company, LLC (“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

Craig Gibbs, Esq., Chair

Date

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



Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, November 13, 2019 – 1:55 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Chairman; Ron Moody, Vice Chairman; Oliver Barakat; Todd Froats; Marc Padgett and Carol Worsham

Board Members Absent: Jim Bailey, and Braxton Gillam, Esq., Secretary

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

Council Members: Michael Boylan, Council Member DIA Liaison District 6 and Reggie Gaffney, Council Member, District 7.

DIA Staff: Lori Boyer, Chief Executive Officer; John Crescimbeni, Contract and Regulatory Manager; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant

Office of General Counsel: John Sawyer, Office of General Counsel

Meeting Convened: 1:55 p.m.

I. CALL TO ORDER

Chairman Gibbs called the DIA meeting to order at 1:55 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. Approval of the October 16, 2019 Downtown Investment Authority Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER BARAKAT APPROVING THE OCTOBER 16, 2019 DIA REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2019-11-06: SALE OF SURPLUS STORMWATER CREDITS

RESOLUTION 2019-11-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO TWO AND THREE QUARTER (2.75) CREDIT ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC., FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL 090059 0000 (THE “PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2019-11-06. The Board previously passed a redevelopment agreement for disposition of this property

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER WORSHAM APPROVING RESOLUTION 2019-11-06.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. RESOLUTION 2019-11-07: STORMWATER CREDITS

RESOLUTION 2019-11-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RESCINDING RESOLUTION 2019-10-05; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”), TO NEGOTIATE WITH THE DIRECTOR OF PUBLIC WORKS TO ESTABLISH TERMS AND CONDITIONS FOR THE FOR THE CONVEYANCE BY PUBLIC WORKS TO A THIRD PARTY OF SURPLUS STORMWATER QUALITY CREDITS GENERALLY AVAILABLE FOR SALE WITHIN DOWNTOWN; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought forth Resolution 2019-11-07. This Resolution will authorize the CEO to work with the administration and the Director of Public Works, to come up with a process or add clarity to the ordinance code so that when the DIA get circumstances like we did last week where we sold storm water credits that were outside of the boundary, there is no ambiguity as to how that sale get effectuated.

Board Member Barakat stated that the wording was a little soft in the third paragraph of the resolution. It states” Can be utilized in projects benefitting downtown”. He would say that “significantly benefit downtown”.

CEO Boyer addressed one of the challenges was that the ordinance that provided this board the authority to sell credits and designates these as available does not give you exclusive authority. Board Member Barakat considered tabling that discussion for later.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-11-07.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

CHIEF EXECUTIVE OFFICER REPORT

A. STRATEGIC IMPLEMENTATION COMMITTEE

CEO Boyer introduced David Ward. David Ward is appointed by the mayor to serve on the DIA and is currently going through City Council. If confirmed, he would be attending the December meeting.

Mr. Ward introduced himself to the Board.

CEO Boyer provided a presentation for those that were not able to attend the governor's press conference and the announcement of the FIA headquarters.

CEO Boyer spent a fair amount of time with Hines and Gensler going over the standards and how they would apply to this building and working through the details of that design.

A presentation was provided on where we stand on our CRA Plan and her goal is to try to do this every month to provide update on progress to let you know what we have accomplished.

There were 750,000 provided for the Retail Enhancement Program scheduled to begin in 2014 and 2015. To this date, \$537- has been spent for the following businesses which have remained open since the date of inception.

Hemming Plaza management original cost was 800,000 was allocated back in 2014 and 2015.

Urban Arts Façade and Streetscape Program estimated cost of \$406-.

There were six projects listed on the Southbank that has been completed or partially completed.

The Northbank went cash positive in the last year and the ability to execute projects in the Southbank was greatly accelerated because there was funding.

The DIA website may go live in November.

The Parking strategy and privatization update will be presented at the Strategic Implementation Committee meeting on Monday, November 25, 2019.

CEO Boyer was asked to provide an update on the small cell 5G wireless bills. There are two bills that are pending before City Council. CEO Boyer and Mr. Parola met with Jason Teal and went through Ordinance 2019-770. Ordinance 2019-757 is of direct relevance to the downtown. The Council adopted an amendment asking the developer to grant an extension so that they could make a final decision on December 10 rather than have to make a decision at the LUZ Committee next week and a final decision in November.

Council Member Boylan reported the LUZ Committee may be a very long meeting because it is going to have an impact on our ability to move forward. He stated that it would be very helpful for Mr. Parola to have a response about the general concern about proliferation of this for Downtown.

CEO Boyer recommended the DIA to provide a resolution expressing the board's concern as it relates to Ordinance 2019-770, which is a policy matter. Council Member Boylan concurred and reported that the legislation was going to go through three different committees. CEO Boyer felt strongly for Board Member Barakat experience as a real estate broker, Board Member Moody's experience in property value and Board Member Worsham's planning capacity to attend the LUZ meeting would be very meaningful.

The Market Feasibility RFP did not receive enough bids last year and has been reissued and on the street through mid-December.

CEO Boyer commented that the Historic Preservation Trust Fund legislation regarding the addition of a million and a half dollars of funding was ultimately withdrawn last night.

The Historic Trust Fund Grant program is open for business, accepting applications, and we are encouraging historic preservation downtown.

Mr. Griener, Axis has been in discussions with the DIA regarding the Independent Life Building. The DIA is waiting for the information for the Preservation section from the Planning Department.

CEO Boyer anticipates that in December the DIA will be bringing a split of the old Ambassador deal that has already been approved.

The Snyder building request may be brought forth at the December meeting to use some of our funding to do a structural analysis and a Phase I or Phase II environmental to provide the base information that someone would need to make a decision about using the property.

The third historic building, adaptive reuse project may be brought forth in December or January.

VII. DDRB BRIEFING

Mr. Parola provided a summary of the November 14, 2019 meeting. The next DDRB meeting will be held December 12, 2019 at 2:00 p.m. in the Lynwood Roberts Room.

III. OLD BUSINESS

None

IV. NEW BUSINESS

None

IX. ADJOURN

There being no further business, Chairman Gibbs adjourned the DIA meeting at approximately 2:45 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood-Eiland, at (904) 255-5302, or by email at karenu@coj.net.



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Craig Gibbs, Esq., Chair

From: Guy Parola, Operations Manager

Subject: Resolution 2019-10-02 (Southside Component Area Conversion)

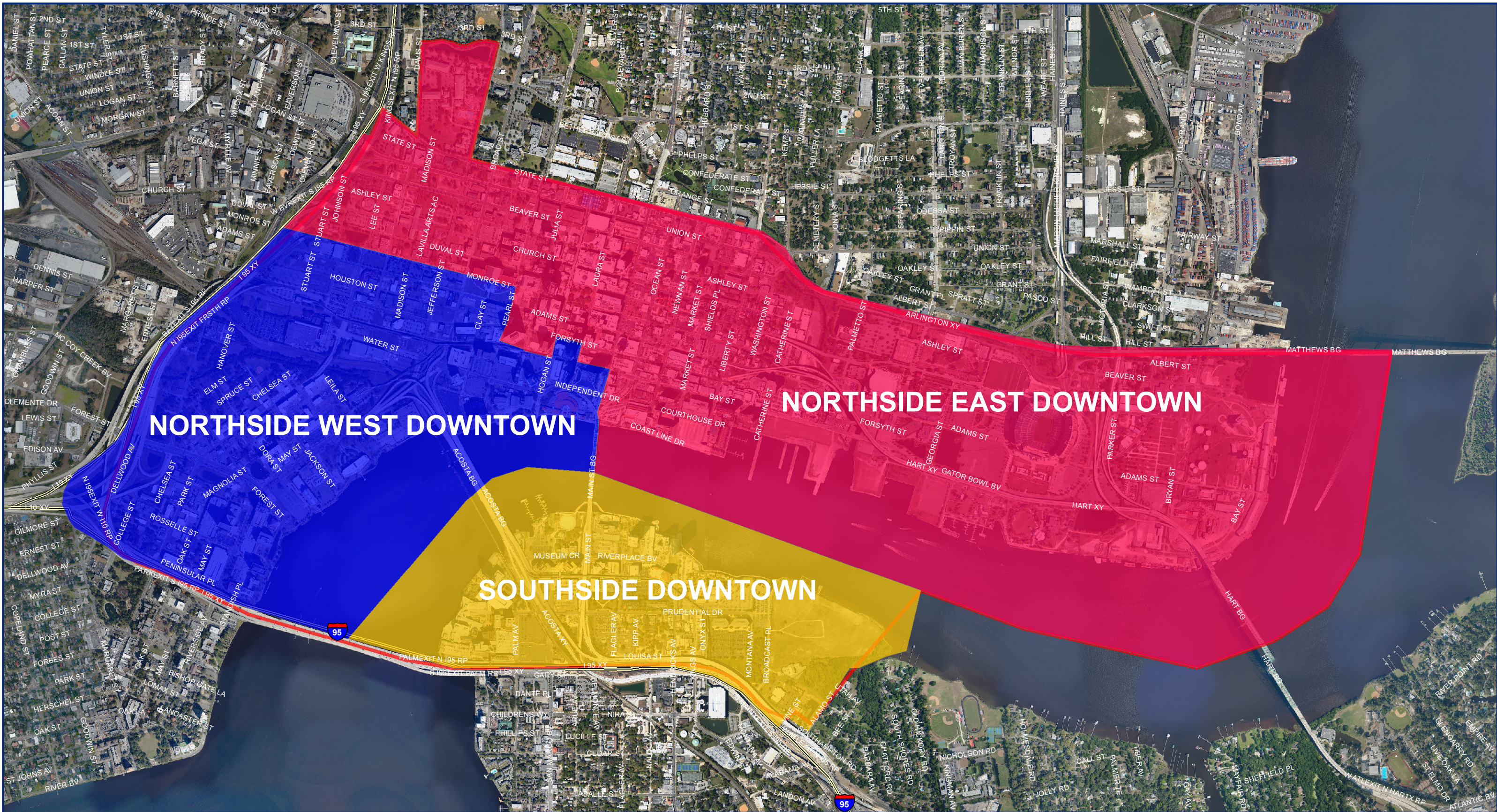
Date: October 16, 2019

DIA has contracted with CHW to undertake the abandonment of the Consolidated Downtown Development of Regional Impact (“DRI”), while simultaneously vesting our mitigated development rights and preserving their allocation through the DIA. As an interim measure, CHW is tasked with shepherding through the DIA and City Council conversion of those development rights that are abundant (e.g. General Office) to development rights that are scarce (e.g., Multi-family).

Resolution 2019-10-02 approves the conversion of 27,960 square feet of Phase I General Office development rights to 68 multi-family units. The Southside Component Area of the DRI has 3,877,127 total square feet of Phase I General Office development rights, of which 186,403 square feet are unallocated. The DRI Development Order allows for the conversion of up to 15% of the unallocated development rights of one use to another. The table below identifies pre- and post-conversion development rights:

Land Use	Total Phase I Development Remaining	0.15	To	Trade-Off Matrix	Units From Conversion	Total Phase I Development Remaining Post Conversion
Retail	50,000					50,000
Office	186,403	27,960	Residential	2,403	67	158,443
Industrial	5,000					5,000
Gov't/Inst.	115					115
Residential	115					182
Attractions (seats)	0					0
Hotel Rooms	322					322
Marina Slips*	125					125
Hospital Beds	0					0

*Attachments: DRI Map
Resolution 2019-10-02*



NORTHSIDE WEST DOWNTOWN

NORTHSIDE EAST DOWNTOWN

SOUTHSIDE DOWNTOWN



**CONSOLIDATED DOWNTOWN
DEVELOPMENT OF REGIONAL IMPACT**



RESOLUTION 2019-10-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL ADOPT A RESOLUTION EFFECTUATING THE CONVERSION OF 27,960 SQUARE FEET OF “GENERAL OFFICE” PHASE I DEVELOPMENT RIGHTS WITHIN THE SOUTHSIDE COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) DEVELOPMENT ORDER TO 67 MULTI-FAMILY UNITS, UTILIZING THE LAND USE/TRANSPORTATION TRADE-OFF PROVISIONS IDENTIFIED IN SUPPLEMENT 1 OF THE CONSOLIDATED DOWNTOWN DRI DEVELOPMENT ORDER; INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, the Southside Component Area of the Consolidated Downtown DRI (“DRI”) currently has only 115 Phase I residential development rights to assign for new projects; and

WHEREAS, the Southside Component Area of the DRI has 3,877,127 total square feet of Phase I General Office development rights, of which 186,403 square feet are unallocated; and

WHEREAS, Supplement 1 of the DRI Development Order establishes a process for converting land uses; and

WHEREAS, per the Development Order 27,960 square feet of the unallocated General Office development rights may be converted to 67 multi-family residential units; and

WHEREAS, the land use conversion process contained in the Development Order of the DRI requires that the City Council pass a Resolution effectuating the conversion; and

WHEREAS, the Downtown Investment Authority (“DIA”) as the master developer for the DRI desires to convert 27,960 square feet of General Office development rights to 67 multi-family units, 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 requests that the City Council of Jacksonville adopt a Resolution to convert 27,960 square feet of Phase I General Office development rights to 67 multi-family units.

Section 3. The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purpose of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Esq, Chairman

Date



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Craig Gibbs, Esq., Chair

From: Guy Parola, Operations Manager

Subject: Resolution 2019-10-03 (Northside East Component Area Conversion)

Date: October 16, 2019

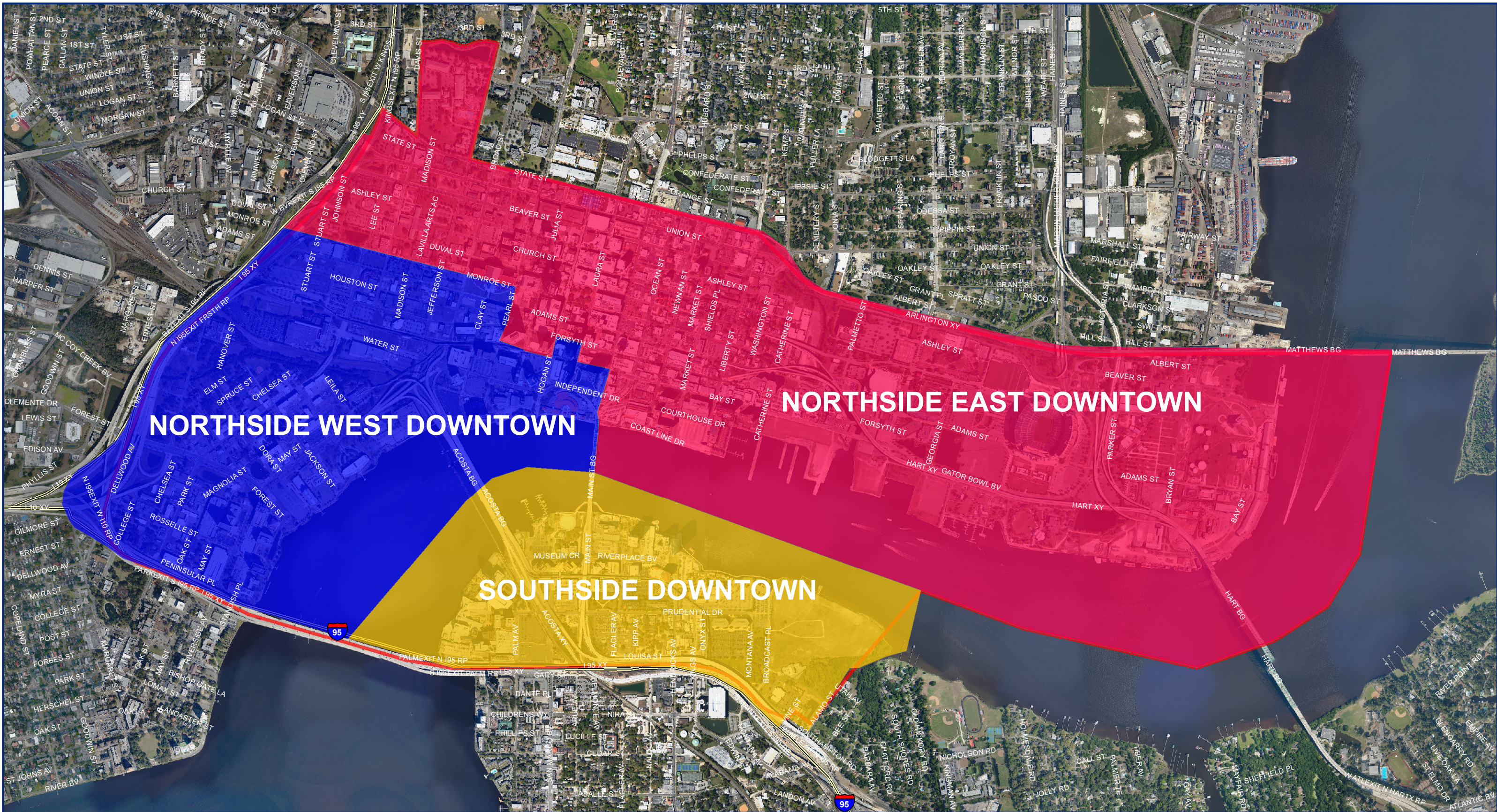
DIA has contracted with CHW to undertake the abandonment of the Consolidated Downtown Development of Regional Impact (“DRI”), while simultaneously vesting our mitigated development rights and preserving their allocation through the DIA. As an interim measure, CHW is tasked with shepherding through the DIA and City Council conversion of those development rights that are abundant (e.g. General Office) to development rights that are scarce (e.g., Multi-family). Resolution 2019-10-03 approves a conversion of development rights from the Northside East Component Area of the DRI as follows:

- i. 266,776 square feet of General Office to 641 Multi-Family Residential Units;
- ii. 30,434 square feet of Industrial to 49 Hotel Rooms; and
- iii. 169,898 square feet of Government/Institutional to 415 Hotel rooms.

The DRI Development Order allows for the conversion of up to 15% of the unallocated development rights of one use to another. The table below identifies pre- and post-conversion development rights:

Use	Total Phase I Development Remaining	15%	To	Trade-Off Matrix (Per Thousand Square Feet)	Units From Conversion	Total Phase I Development Remaining Post Conversion
Retail (sqft)	178,821					178,821
Office (sqft)	1,778,508	266,776	Residential	2.403	641	1,511,732
Industrial (sqft)	202,895	30,434	Hotel	1.607	49	172,461
Gov't/Inst. (sqft)	1,132,650	169,898	Hotel	2.443	415	962,753
Comm. Utilities (sqft)	2,470					2,470
Residential (units)	454					1,095
Attractions (seats)	7,958					7,958
Hotel (Rooms)	0					464
Marina (Slips)*	0					0

*Attachments: DRI Map
Resolution 2019-10-03*



NORTHSIDE WEST DOWNTOWN

NORTHSIDE EAST DOWNTOWN

SOUTHSIDE DOWNTOWN



**CONSOLIDATED DOWNTOWN
DEVELOPMENT OF REGIONAL IMPACT**



RESOLUTION 2019-10-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL ADOPT A RESOLUTION EFFECTUATING THE CONVERSION OF THE FOLLOWING PHASE I DEVELOPMENT RIGHTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”): 266,776 SQUARE FEET OF “GENERAL OFFICE” TO 641 MULTI-FAMILY UNITS; 30,434 SQUARE FEET OF “INDUSTRIAL” TO 49 HOTEL ROOMS; 169,898 SQUARE FEET OF “GOVERNMENT/INSTITUTIONAL” TO 415 HOTEL ROOMS; INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, the Northside East Component Area of the Consolidated Downtown DRI (“DRI”) currently has zero hotel room and only 592 residential Phase I development rights to assign for new projects; and

WHEREAS, the Northside East Component Area of the DRI has 6,704,949 total square feet of Phase I General Office development rights; 202,895 total square feet of Phase I Industrial development rights; and 3,384,247 total square feet of Phase I Government/Institutional development rights; and

WHEREAS, the Northside East Component Area of the DRI has the following Phase I unallocated development rights: 1,778,508 square feet of General Office, 202,895 square feet of Industrial and 1,132,650 square feet of Government/Institutional; and

WHEREAS, per Supplement 1 of the DRI Development Order, up to 15% of the unallocated development rights are available for conversion; and

WHEREAS, the DIA desires to convert 15% of the unallocated Phase I General Office, Industrial and Government/Institutional development rights to create additional residential and hotel room development rights; and

WHEREAS, the Development Order of the DRI requires that the City Council pass a Resolution effectuating the conversion, 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 requests that the City Council of Jacksonville adopt a Resolution to convert the following Phase I development rights from the Northeast Component Area of the DRI:

- i. 266,776 square feet of General Office to 641 Multi-Family Residential Units;
- ii. 30,434 square feet of Industrial to 49 Hotel Rooms; and
- iii. 169,898 square feet of Government/Institutional to 415 Hotel rooms.

Section 3. The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purpose of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Esq, Chairman

Date



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Craig Gibbs, Esq., Chair

From: Guy Parola, Operations Manager

Subject: Resolution 2019-10-03 (Northside East Component Area Conversion)

Date: October 16, 2019

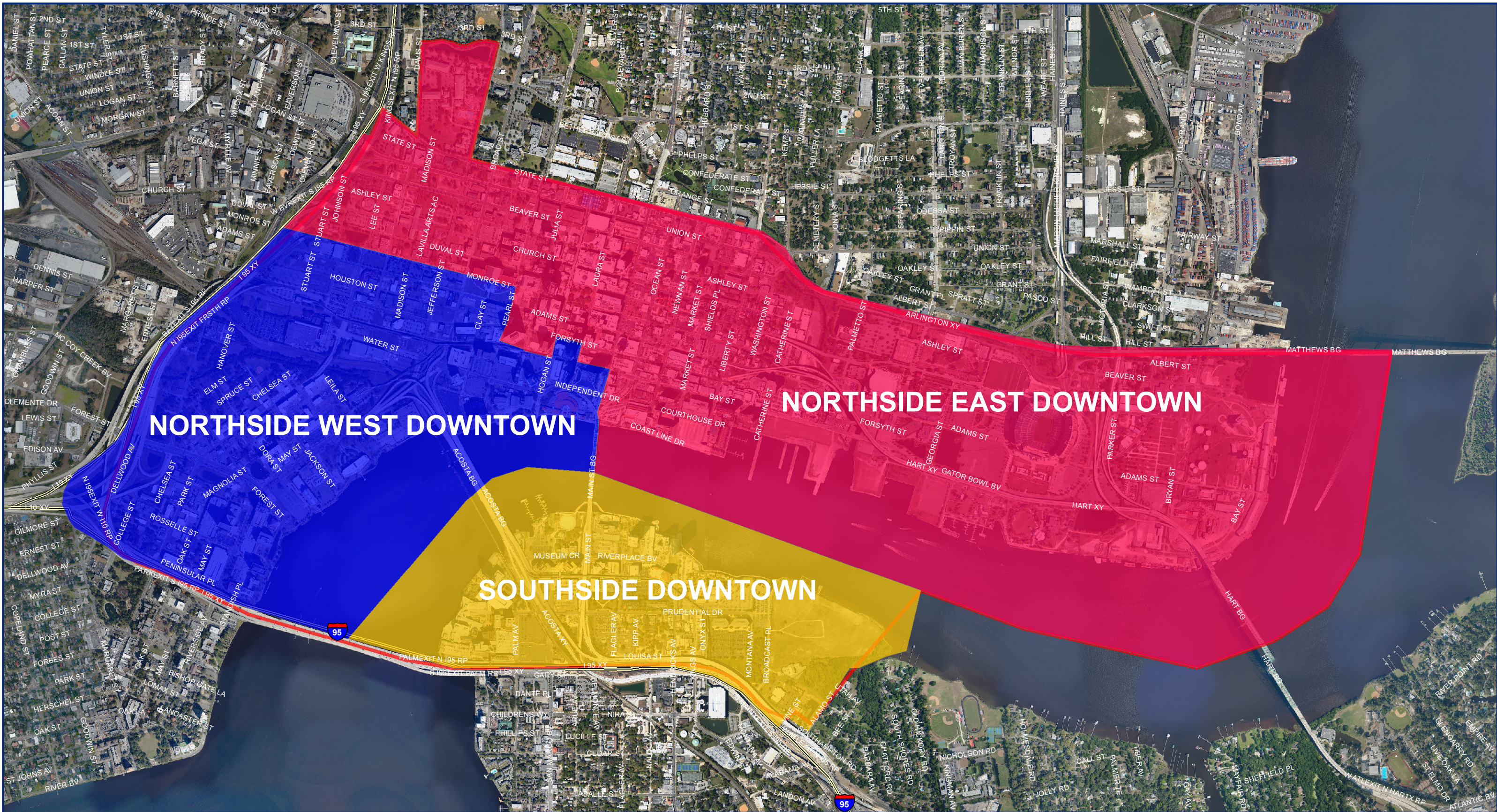
DIA has contracted with CHW to undertake the abandonment of the Consolidated Downtown Development of Regional Impact (“DRI”), while simultaneously vesting our mitigated development rights and preserving their allocation through the DIA. As an interim measure, CHW is tasked with shepherding through the DIA and City Council conversion of those development rights that are abundant (e.g. General Office) to development rights that are scarce (e.g., Multi-family). Resolution 2019-10-03 approves a conversion of development rights from the Northside East Component Area of the DRI as follows:

- i. 266,776 square feet of General Office to 641 Multi-Family Residential Units;
- ii. 30,434 square feet of Industrial to 49 Hotel Rooms; and
- iii. 169,898 square feet of Government/Institutional to 415 Hotel rooms.

The DRI Development Order allows for the conversion of up to 15% of the unallocated development rights of one use to another. The table below identifies pre- and post-conversion development rights:

Use	Total Phase I Development Remaining	15%	To	Trade-Off Matrix (Per Thousand Square Feet)	Units From Conversion	Total Phase I Development Remaining Post Conversion
Retail (sqft)	178,821					178,821
Office (sqft)	1,778,508	266,776	Residential	2.403	641	1,511,732
Industrial (sqft)	202,895	30,434	Hotel	1.607	49	172,461
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Comm. Utilities (sqft)	2,470					2,470
Residential (units)	454					1,095
Attractions (seats)	7,958					7,958
Hotel (Rooms)	0					464
Marina (Slips)*	0					0

*Attachments: DRI Map
Resolution 2019-10-03*



NORTHSIDE WEST DOWNTOWN

NORTHSIDE EAST DOWNTOWN

SOUTHSIDE DOWNTOWN



**CONSOLIDATED DOWNTOWN
DEVELOPMENT OF REGIONAL IMPACT**



RESOLUTION 2019-10-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL ADOPT A RESOLUTION EFFECTUATING THE CONVERSION OF THE FOLLOWING PHASE I DEVELOPMENT RIGHTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”): 266,776 SQUARE FEET OF “GENERAL OFFICE” TO 641 MULTI-FAMILY UNITS; 30,434 SQUARE FEET OF “INDUSTRIAL” TO 49 HOTEL ROOMS; 169,898 SQUARE FEET OF “GOVERNMENT/INSTITUTIONAL” TO 415 HOTEL ROOMS; INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, the Northside East Component Area of the Consolidated Downtown DRI (“DRI”) currently has zero hotel room and only 592 residential Phase I development rights to assign for new projects; and

WHEREAS, the Northside East Component Area of the DRI has 6,704,949 total square feet of Phase I General Office development rights; 202,895 total square feet of Phase I Industrial development rights; and 3,384,247 total square feet of Phase I Government/Institutional development rights; and

WHEREAS, the Northside East Component Area of the DRI has the following Phase I unallocated development rights: 1,778,508 square feet of General Office, 202,895 square feet of Industrial and 1,132,650 square feet of Government/Institutional; and

WHEREAS, per Supplement 1 of the DRI Development Order, up to 15% of the unallocated development rights are available for conversion; and

WHEREAS, the DIA desires to convert 15% of the unallocated Phase I General Office, Industrial and Government/Institutional development rights to create additional residential and hotel room development rights; and

WHEREAS, the Development Order of the DRI requires that the City Council pass a Resolution effectuating the conversion, 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 requests that the City Council of Jacksonville adopt a Resolution to convert the following Phase I development rights from the Northeast Component Area of the DRI:

- i. 266,776 square feet of General Office to 641 Multi-Family Residential Units;
- ii. 30,434 square feet of Industrial to 49 Hotel Rooms; and
- iii. 169,898 square feet of Government/Institutional to 415 Hotel rooms.

Section 3. The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purpose of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Esq, Chairman

Date



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Craig Gibbs, Esq., Chair

From: Guy Parola, Operations Manager

Subject: Resolution 2019-10-04 (Northside West Component Area Conversion)

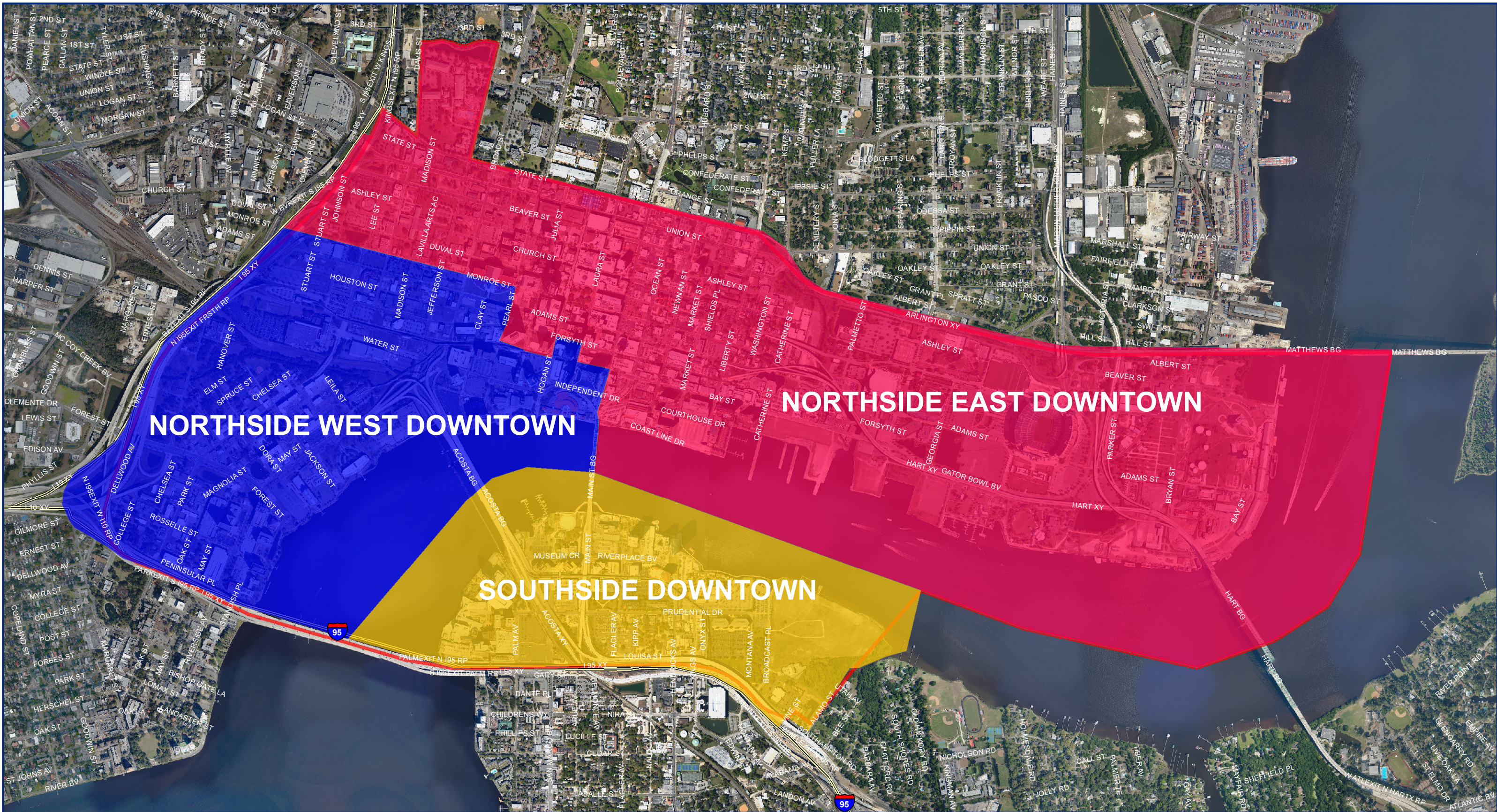
Date: October 16, 2019

DIA has contracted with CHW to undertake the abandonment of the Consolidated Downtown Development of Regional Impact (“DRI”), while simultaneously vesting our mitigated development rights and preserving their allocation through the DIA. As an interim measure, CHW is tasked with shepherding through the DIA and City Council conversion of those development rights that are abundant (e.g. General Office) to development rights that are scarce (e.g., Multi-family).

Resolution 2019-10-04 approves the conversion of 84,893 square feet of Phase I General Office development rights to 204 multi-family units, and 84,893 square feet of Phase I General Office development rights to 207 hotel rooms. The DRI Development Order allows for the conversion of up to 15% of the unallocated development rights of one use to another. The table below identifies pre- and post-conversion development rights:

Use	Total Phase I Development Remaining	0.15	To	Trade-Off Matrix	Units From Conversion	Total Phase I Development Remaining Post Conversion
Retail (sqft)	230,000					230,000
Office (sqft)	1,131,903	84,893	Residential	2,403	204	962,117
		84,893	Hotel	2,443	207	
Industrial (sqft)	0					0
Gov't/Inst. (sqft)	0					0
Residential (units)	404					608
Attractions (seats)	0					
Hotel (Rooms)	160					367
Marina (Slips)*	0					0

*Attachments: DRI Map
Resolution 2019-10-03*



NORTHSIDE WEST DOWNTOWN

NORTHSIDE EAST DOWNTOWN

SOUTHSIDE DOWNTOWN



**CONSOLIDATED DOWNTOWN
DEVELOPMENT OF REGIONAL IMPACT**



RESOLUTION 2019-10-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL ADOPT A RESOLUTION EFFECTUATING THE CONVERSION OF 84,893 SQUARE FEET OF “GENERAL OFFICE” PHASE I DEVELOPMENT RIGHTS WITHIN THE NORTHSIDE WEST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) DEVELOPMENT ORDER TO 204 MULTI-FAMILY UNITS, AND 84,893 SQUARE FEET OF “GENERAL OFFICE” TO 207 HOTEL ROOMS, UTILIZING THE LAND USE/TRANSPORTATION TRADE-OFF PROVISIONS IDENTIFIED IN SUPPLEMENT 1 OF THE CONSOLIDATED DOWNTOWN DRI DEVELOPMENT ORDER; INSTRUCTING THE DIA CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, the Northside West Component Area of the Consolidated Downtown DRI (“DRI”) currently has only 404 Phase I residential development rights to assign for new projects; and

WHEREAS, the Northside West Component Area of the DRI has 7,572,490 total square feet of Phase I General Office development rights, of which 1,131,903 square feet are unallocated; and

WHEREAS, Supplement 1 of the DRI Development Order establishes a process for converting land uses; and

WHEREAS, per the Development Order up to 169,786 square feet of unallocated General Office development rights may be converted to other entitlements; and

WHEREAS, of the 169,786 square feet of unallocated General Office development rights, the DIA desires to convert 84,893 square feet to 204 multi-family residential units, and 84,893 square feet to 207 hotel rooms; and

WHEREAS, the land use conversion process contained in the Development Order of the DRI requires that the City Council pass a Resolution effectuating the conversion, 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 requests that the City Council of Jacksonville adopt a Resolution to convert 84,893 square feet of Phase I General Office development rights to 204 multi-family units, and 84,893 square feet of Phase I General Office development rights to 207 hotel rooms.

Section 3. The DIA instructs its Chief Executive Officer to take all necessary action to effectuate the purpose of this resolution.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Esq, Chairman

Date