

RESOLUTION 2017-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE AN ECONOMIC DEVELOPMENT AGREEMENT AUTHORIZING A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”) BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND CDP HOME STREET, LLC; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, CDP Home Street, LLC (“CDP” or the “Developer”) currently have the property commonly known as the Home Street property with a street address of 1444 Home Street, located within the boundaries of the Southbank CRA, under contract for purchase; and

WHEREAS, the Developer proposes to build a residential apartment complex on the site located at 1444 Home Street. The new proposed rental apartment facility will include 143 residential rental units. Collectively the project will result in the investment of approximately \$24.8 million for the construction of the rental apartment facility and associated improvements; and

WHEREAS, CDP has agreed to provide workforce housing in some of the units , and will restrict occupancy by providing that 10% of the households occupying the units will be at or below 140% of the Jacksonville MSA Area Median Income (“AMI”) for the fifteen year life of the REV Grant; and

WHEREAS, the increased private capital investment totaling \$24.8 million in real property will increase the county ad valorem tax base over the useful life of the assets, will increase the availability of units for working households, and meets the existing CRA Plan Multi-family REV Grant guidelines; and

WHEREAS, to assist CDP to increase the amount of residential units in Jacksonville will require financial assistance from the Downtown Investment Authority; and

WHEREAS, to assist CDP, to increase the amount of workforce affordable residential units in Jacksonville the DIA determines the entire Southbank CRA to be a Strategic Housing Area as defined in the BID Plan; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 55.108 *Economic Development* of the City Ordinance Code, to utilize the Tax Increment Finance District Trust Funds to foster the redevelopment of the Downtown Southbank Community Redevelopment Area; and

WHEREAS, the Downtown Investment Authority (“DIA”) is authorized per section 55.108(8)-(9)(b) *Economic Development* of the City Ordinance Code, to implement the BID

Plan, grant final approval of redevelopment agreements, without further action of Council, in furtherance of the BID Plan; and

WHEREAS, DIA is proposing a REV Grant up to 75% of the incremental increase in the county portion of ad valorem taxes generated from their proposed private capital investment of up to \$24.8 million for fifteen (15) years not to exceed \$2,530,000, as detailed in Exhibit "A", and the REV Grant is consistent with the DIA Market Rate Multi-Family Housing REV Grant set forth in the Bid Plan; and

WHEREAS, the REV Grant annual payments will be funded through the Southside Tax Increment Finance District Trust Fund; and

WHEREAS, the proposed City of Jacksonville REV Grant incentive is a material factor in assisting CDP to expand the residential rental capacity, particularly for workforce housing, in Jacksonville within the Southbank of downtown.

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

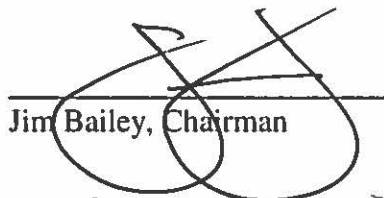
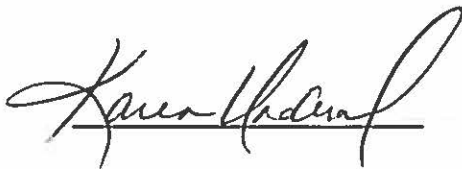
Section 2. Authorizing the CEO to negotiate an Economic Development Agreement, authorizing the REV Grant as described above.

Section 3. Authorizing the CEO of the Downtown Investment Authority to execute said agreement subject to the terms as described above.

Section 4. This Resolution, 2017-08-03, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY


Jim Bailey, Chairman

8/23/2017
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0