



# Downtown Investment Authority

June 30, 2020

## MEMORANDUM

To: Dr. Cheryl Brown  
Director/Council Secretary

From: Lori N. Boyer   
Chief Executive Officer  
Downtown Investment Authority

RE: Annual Report of the Downtown Investment Authority and Downtown Development Review Board (as required by Section 50.110(b) of the Ordinance Code)

As required by Section 50.110(b) of the Ordinance Code, below is a Summary of the Downtown Investment Authority (DIA) Board of Directors and the Downtown Development Review Board (DDRB) activities for the reporting period of July 1, 2019 through June 30, 2020.

### 1 MEETINGS

The Downtown Investment Authority Board generally meets each month, and committees thereof meet on an as-needed basis. Meetings held during the reporting period are listed below.

<b>Downtown Investment Authority Meetings</b>	
July 10, 2019	Retail Enhancement Program Committee
August 5, 2019	Administrative, Finance and Budget Committee
August 7, 2019	Downtown Investment Authority Board Meeting
August 19, 2019	Governance Committee
August 21, 2019	Downtown Investment Authority Board Meeting
September 9, 2019	Strategic Implementation Committee
September 18, 2019	Downtown Investment Authority Board Meeting
October 8, 2019	Strategic Implementation Committee
October 16, 2019	Downtown Investment Authority Board Meeting
October 28, 2019	Governance Committee
November 13, 2019	Downtown Investment Authority Board Meeting
November 25, 2019	Strategic Implementation Committee
December 18, 2019	Downtown Investment Authority Board Meeting
January 14, 2020	Retail Enhancement and Property Disposition Committee

<b>Downtown Investment Authority Meetings-Continued</b>	
January 15, 2020	Downtown Investment Authority Board Meeting
January 17, 2020	Strategic Implementation Committee
February 11, 2020	Retail Enhancement and Property Disposition Committee
February 12, 2020	Finance and Budget Committee
February 21, 2020	Downtown Investment Authority Board Meeting
March 9, 2020	Retail Enhancement and Property Disposition Committee
March 25, 2020	Retail Enhancement and Property Disposition Committee
April 15, 2020	Downtown Investment Authority Board Meeting
May 13, 2020	Finance and Budget Committee
May 20, 2020	Downtown Investment Authority Board Meeting
June 5, 2020	Nominating Committee
June 9, 2020	Retail Enhancement and Property Disposition Committee
June 11, 2020	Strategic Implementation Committee
June 17, 2020	Downtown Investment Authority Board Meeting

The Downtown Development Review Board generally meets each month. Meetings held during the reporting period are listed below.

<b>Downtown Development Review Board Meetings</b>	
June 26, 2019	Downtown Development Review Board Meeting
September 19, 2029	Downtown Development Review Board Meeting
October 10, 2019	Downtown Development Review Board Meeting
October 24, 2019	Downtown Development Review Board Workshop
November 14, 2019	Downtown Development Review Board Meeting
December 12, 2019	Downtown Development Review Board Meeting
January 9, 2020	Downtown Development Review Board Meeting
February 13, 2020	Downtown Development Review Board Meeting
March 12, 2020	Downtown Development Review Board Meeting
May 14, 2020	Downtown Development Review Board Meeting
June 12, 2020	Downtown Development Review Board Meeting

## ② CURRENT BOARD MEMBERSHIP

<b>Downtown Investment Authority Board</b>	
Craig Gibbs, Chairman	Term Expires: June 30, 2020
Ron Moody, Vice Chairman	Term Expires: June 30, 2020
William Adams	Term Expires: June 30, 2022
Oliver Barakat	Term Expires: June 30, 2023
Jim Citrano	Term Expires: June 30, 2023
Todd Froats	Term Expires: June 30, 2022
W. Braxton Gillam, IV	Term Expires: June 30, 2024
David Ward	Term Expires: June 30, 2023
Carol Worsham	Term Expires: June 30, 2022

<b>Downtown Development Review Board</b>	
Christian Harden, Chairman	Term Expires: June 30, 2021
Trevor Lee, Vice Chairman	Term Expired: June 30, 2018
James Brent Allen	Term Expires: June 30, 2020
Craig D. Davisson	Term Expires: June 30, 2020
Brenna Durden	Term Expired: June 30, 2021
Frederick N. Jones	Term Expired: June 30, 2019
Joseph Loretta	Term Expires: June 30, 2020
William J. Schilling	Term Expired: June 30, 2017
<i>Vacant</i>	

## ③ SUMMARY OF ACTIVITIES

### **Downtown Investment Authority Activities**

<u>DIA RESOLUTION</u>	<u>PROJECT DESCRIPTION</u>	<u>DIA ACTION</u>
DIA 2019-08-01	Project Sharp Economic Development Agreement	Approved
DIA 2019-08-02	Park and Forest Streets ISP	Approved
DIA 2019-08-03	LaVilla properties ISP	Approved
DIA 2019-08-04	Northside East and Northside West Tax Increment District revision to 2018-19 budget	Approved
DIA 2019-08-05	Southside Tax Increment District revision to 2018-19 budget	Approved
DIA 2019-08-06	Establishment of expanded Retail Enhancement Program boundaries	Approved

## Downtown Investment Authority Activities-Continued

<u>DIA RESOLUTION</u>	<u>PROJECT DESCRIPTION</u>	<u>DIA ACTION</u>
DIA 2019-08-07	Contract for real estate marketing services: (Old Courthouse/Annex)	Approved
DIA 2019-08-08	Sale of Surplus Stormwater Quality Credits (Lofts at Brooklyn)	Approved
DIA 2019-08-09	Amendment to DIA bylaws	Approved
DIA 2019-08-10	Amendment to Southside all years Tax Increment District budget	Approved
DIA 2019-0812	Allocation of 140 units of multi-family entitlements (Lofts at Cathedral)	Approved
DIA 2019-08-13	Allocation of Governmental/Institution and Commercial/Retail Entitlements (Ryan Company US)	Approved
DIA 2019-08-14	Live Bakery & Bar Retail Enhancement Program Forgivable Loan	Approved
DIA 2019-09-01	Adoption of policy to handle unsolicited proposals to purchase or lease City-owned property	Approved
DIA 2019-09-02	Adoption of policy to handle Notices of Disposition of City-owned property in CRAs	Approved
DIA 2019-09-03	Adoption of terms and conditions, scoring criteria and timeline for Notice of Disposition of City-owned property (Old Couthouse/Annex)	Approved
DIA 2019-09-04	Townhomes at LaVilla development agreement	Approved
DIA 2019-09-05	Amendment to Northbank all years Tax Increment District budget	Approved
DIA 2019-09-06	Amendment to Southside all years Tax Increment District budget	Approved
DIA 2019-09-07	Notice of Disposition of property (Park & Forest)	Approved
DIA 2019-09-08	Contribution to Jax Chamber in support of various marketing efforts to Increase residency in downtown	Approved
DIA 2019-09-10	Second Amendment to Allocation of Development Rights (GV-IP)	Approved
DIA 2019-10-01	Property Access Agreement (Lot J)	Approved
DIA 2019-10-02	Recommendation to City Council for conversion of General Office Phase I development rights to 67 multi-family units	Approved
DIA 2019-10-03	Recommendation to City Council for conversion of General Office Phase I development rights to 641 multi-family units, and Government/Institution development rights to 415 hotel rooms	Approved
DIA 2019-10-04	Recommendation to City Council for conversion of General Office Phase I development rights to 204 multi-family units and 207 hotel rooms	Approved
DIA 2019-10-05	Sale of Surplus Stormwater Quality Credits (Lofts at Brooklyn)	Approved
DIA 2019-11-01	FSCJ Forgivable Loan Agreement (20 West Adams)	Approved
DIA 2019-11-02	Fire Station #5 Notice of Disposition	Approved
DIA 2019-11-03	Forest Street Notice of Disposition (BCBS)	Approved
DIA 2019-11-04	Tossgreen Riverside Forgivable Loan	Approved
DIA 2019-11-06	Sale of Surplus Stormwater Quality Credits (BCBS)	Approved
DIA 2019-11-07	Authorization to develop, with the Department of Public Works, Terms and conditions for the sale of Stormwater Quality Credits	Approved
DIA 2019-11-08	Terms for Disposition of City-owned Property (LaVilla Townhomes)	Approved
DIA 2019-12-02	Hyatt Place Amendment to Option Agreement and Quit Claim Deed	Approved

## Downtown Investment Authority Activities-Continued

<u>DIA RESOLUTION</u>	<u>PROJECT DESCRIPTION</u>	<u>DIA ACTION</u>
DIA 2019-12-03	Ambassador Hotel modification to Redevelopment Agreement	Approved
DIA 2019-12-04	Southbank Ventures performance schedule extension	Approved
DIA 2019-12-05	Downtown Design Guidelines procurement of Professional Services	Approved
DIA 2019-12-06	Two-way street conversion procurement of updated estimates	Approved
DIA 2020-01-01	324 North Broad Street Notice of Disposition	Approved
DIA 2020-01-02	USS Orleck Development Agreement and License Agreement	Approved
DIA 2020-02-01	Ford on Bay Notice of Disposition	Approved
DIA 2020-02-02	324 North Broad Street Notice of Disposition	Approved
DIA 2020-02-03	FSCJ Forgivable Loan Agreement Amendment (20 West Adams)	Approved
DIA 2020-02-04	Southbank Ventures Agreement extension	Approved
DIA 2020-02-05	Southbank Tax Increment District budget amendment	Approved
DIA 2020-02-06	Northbank Tax Increment District budget amendment	Approved
DIA 2020-02-07	Northbank Tax Increment District budget amendment	Approved
DIA 2020-02-08	Downtown Economic Development Fund budget amendment	Approved
DIA 2020-02-09	Rejection of unsolicited parking proposal	Approved
DIA 2020-02-10	Sale of Surplus Stormwater Quality Credits	Approved
DIA 2020-02-11	Allocation of Development Rights (LaVilla Townhomes)	Approved
DIA 2020-04-01	Allocation of Development Rights (FIS)	Approved
DIA 2020-04-02	Sale of Surplus Stormwater Quality Credits	Approved
DIA 2020-04-03	Southbank Tax Increment District budget amendment	Approved
DIA 2020-05-01	Northbank Tax Increment District proposed 2020-21 budget	Approved
DIA 2020-05-02	Southbank Tax Increment District proposed 2020-21 budget	Approved
DIA 2020-05-03	DIA 2020-21 administrative proposed 2020-21 budget	Approved
DIA 2020-05-04	Downtown Vision, Inc. proposed 2020-21 budget	Approved
DIA 2020-06-01	Establishment of Food & Beverage Retail Enhancement Program	Approved
DIA 2020-06-02	Establishment of Downtown Storefront Façade Grant Program	Approved
DIA 2020-06-03	Ruby Beach Brewing Co. Food & Beverage Retail Enhancement Program Forgivable Loan	Approved
DIA 2020-06-04	FSCJ Forgivable Loan Agreement date extension	Approved
DIA 2020-06-05	Performance Waivers for COVID-19	Approved
DIA 2020-06-06	Independent Life redevelopment term sheet	Approved
DIA 2020-06-07	Parking meter pay by cell: development of an RFP	Approved
DIA 2020-06-08	On-street parking meters continued use/payment kiosk pilot project	Approved
DIA 2020-06-09	Meter bagging: development of a policy	Approved
DIA 2020-06-10	Water Street Garage license extension (Amkin)	Approved

## Downtown Development Review Board Activities

<u>DDRB PROJECT #</u>	<u>PROJECT DESCRIPTION</u>	<u>DDRB ACTION</u>
DDRB 2019-003	Ashley Street Container Project Final Approval	Approved
DDRB 2019-010	Ameris Bank Sign Exception	Approved
DDRB 2019-011	SOBA Sign Exception	Approved
DDRB 2019-012	JEA Headquarters Conceptual	Approved
DDRB 2019-013	Florida Blue Garage Conceptual	Approved
DDRB 2019-014	Guidewell Sign Exception	Approved
DDRB 2019-012	JEA Headquarters	Workshop
DDRB 2018-011	Ashley Square Final Approval	Approved
DDRB 2019-012	JEA Headquarters Final Approval	Deferred
DDRB 2019-013	Florida Blue Garage Final Approval	Approved
DDRB 2019-015	That Bar at the Arena Conceptual	Deferred
DDRB 2019-016	Independent Life Building Conceptual	Approved
DDRB 2019-017	One Enterprise Center Sign Exception	Approved
DDRB 2019-015	That Bar at the Arena Conceptual	Approved
DDRB 2019-012	JEA Headquarters Final Approval	Approved
DDRB 2019-018	Southbank Crossing Conceptual	Approved
DDRB 2019-019	LaVilla Townhomes Conceptual	Approved
DDRB 2020-001	FIS new headquarters Conceptual	Approved
DDRB 2020-001	FIS new headquarters Final	Approved
DDRB 2020-002	Baptist Health Parking Conceptual/Final	Approved
DDRB 2020-003	JTA Special Sign Exception	Approved
DDRB 2020-004	121 Financial Ballpark Sign Package	Approved
DDRB 2019-018	Southbank Crossing Final	Approved
DDRB 2019-019	LaVilla Townhomes Final	Approved
DDRB 2020-005	The Doro Conceptual	Approved
DDRB 2020-006	Dialysis Clinic Special Sign Exception	Approved
DDRB 2020-005	The Doro Final	Approved
DDRB 2020-007	Chase Special Sign Exception	Approved
DDRB 2019-012	JEA Modification	Approved