



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 W. Duval Street, 1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202
Wednesday, June 19, 2019 – 2:00 P.M.

MEMBERS:

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

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member
Braxton Gillam, Esq. Board Member

I.	CALL TO ORDER
	A. Pledge of Allegiance
II.	DOWNTOWN INVESTMENT AUTHORITY BOARD
	A. May 15, 2019 Downtown Investment Authority Meeting Minutes*
	B. Validation of CEO Selection
	C. Resolution 2019-06-01: Ashley Street Container Allocation of Development Rights
III.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. May 15, 2019 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2019-06-02: Southbank Apartment Ventures Extension
	C. ISP-0502-19 LaVilla Property Disposition Notice
IV.	CHIEF EXECUTIVE OFFICER REPORT
	A. Governance Committee
V.	CHAIRMAN REPORT
VI.	DDRB BRIEFING
	A. Next meeting of the DDRB: June 26 th
VII.	OLD BUSINESS
VIII.	NEW BUSINESS
	A. M.O.C.A. Presentation
	B. Tim Haas & Associates: Parking Study Presentation
IX.	PUBLIC COMMENTS
X.	ADJOURN

*Transcript of the meeting available upon request or may be found at <http://dia.coj.net/about/Meeting-Information/Meeting-Minutes>

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TAB II.

DOWNTOWN INVESTMENT AUTHORITY

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TAB II. A.

**MAY 15, 2019 DOWNTOWN INVESTMENT AUTHORITY MEETING
MINUTES**

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Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, May 15, 2019 – 1:00 p.m.

Downtown Investment Authority

MEETING MINUTES

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

Board Members Absent: Jim Bailey, Chairman

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

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

City Staff: Diane Moser, Director of employee Services

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 1:00 p.m.

I. CALL TO ORDER

Vice Chairman Craig Gibbs called the DIA meeting to order at 1:00 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. CHIEF EXECUTIVE OFFICER CANDIDATE INTERVIEWS

Interim CEO Hughes stated that the candidates were scheduled in order to deal with their travel arrangements. Each candidate has a 5 to 10 minutes introduction and the rest of the time is for member's questions and answers. Scoring sheets will be given to Diane Moser, Employees Services and she will come back to report the ranking order based on the score sheets.

- i. Candidate A** – Gregory Flisram, Senior Vice President with Economic Development Corporation of Kansas City, Missouri
- ii. Candidate B** – Kevin Hanna, President/CEO Donaldson Development Group LLC.
- iii. Candidate C** – Lori Boyer, Council Member District 5

Diane Moser, Employee Services provided the ranking of the score sheets to Chairman Gibbs.

Lori Boyer was selected to lead the Downtown Investment Authority and will enter a 30-to 60-day contract negotiation with the DIA Board. She is term limited and will leave the City Council on June 30, replacing inter CEO Brian Hughes.

A MOTION WAS MADE BY BOARD MEMBER BARAKAT AND SECONDED BY BOARD MEMBER MOODY APPROVING LORI BOYER AS CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. APPROVAL OF THE APRIL 17, 2019 DOWNTOWN INVESTMENT AUTHORITY MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE APRIL 17, 2019 DIA MEETING MINUTES

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2019-05-01: DIA ADMINISTRATIVE BUDGET

RESOLUTION 2019-05-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE ATTACHED ADMINISTRATIVE AND OPERATIONAL BUDGET AS PART OF THE CITY'S OVERALL BUDGET APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Parola brought for the Resolution 2019-05-01. He discussed unfilled positions within the department.

Interim CEO Hughes reported that a serious effort is being prepared toward the year ahead.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER FROATS APPROVING RESOLUTION 2019-05-01

THE MOTION PASSED UNANIMOUSLY 8-0-0.

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D. RESOLUTION 2019-05-02: DOWNTOWN VISION, INC. BUDGET

RESOLUTION 2019-05-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CITY'S FINANCIAL CONTRIBUTION TO DOWNTOWN VISION, INC. ("DVI") AS IDENTIFIED IN DVI'S 2019-2020 BUDGET; RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI'S 2019-2020 ANNUAL BUDGET INCLUDED AS ATTACHMENT 'A'; PROVIDING FOR AN EFFECTIVE DATE

Jake Gordon Downtown Vision CEO provided a handout and was present to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING RESOLUTION 2019-05-02.

THE MOTION PASSED 7-0-1 (Board Member Barakat Abstained)

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.

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TAB II.C.

RESOLUTION 2019-06-01

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Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Jim Bailey, Chair

From: Brian Hughes, Mayor’s Chief of Staff, DIA Interim Chief Executive Officer

Subject: Resolution 2019-06-01

Date: June 19, 2019

Hoose A, LLC, is the owner of the property identified in the attached location map, and as the developer has received Conceptual Approval from the Downtown Development Review Board for the construction of eighteen (18) multi-family units.

Prior to receiving Final DDRB approval, an allocation of development rights is necessary.

There are sufficient available multi-family development rights within Phase I of the Northside East Component Area of the Consolidated Downtown DRI, as identified by the table below:

Land Use	Total Phase 1	Phase I Development Allocations	Total Phase I Development Remaining
Retail	1,188,502	1,001,181	187,321
Office	6,704,949	4,926,441	1,778,508
Industrial	93,522	-109,373	202,895
Gov't/Inst.	3,384,247	2,031,597	1,352,650
Comm. Utilities	97,470	95,000	2,470
Residential	3,149	2,557	592
Attractions (seats)	110,000	102,042	7,958
Hotel Rooms	1,316	1,316	0
Marina Slips	524	524	0

Resolution 2019-06-01 allocates eighteen (18) Phase I units of multi-family development rights from the Northside East Component Area of the Consolidated Downtown DRI, subject to the following:

- i. Any unused development rights as of the issuance of a permit for vertical construction shall be returned to the DIA without any further action by the DIA.

- ii. Should Hoose A, LLC, or their assigns fail to have a permit for vertical construction on or by six months from the effective date of this Resolution, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.
- iii. Should Hoose A, LLC, or their assigns fail to have commenced vertical construction on or by six months from the issuance of a permit for vertical construction, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.

*Attachments: Resolution 2019-06-01
Location Map*

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RESOLUTION 2019-06-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING EIGHTEEN (18) UNITS OF PHASE I MULTI-FAMILY DEVELOPMENT RIGHTS FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT TO HOOSE A, LLC; ESTABLISHING CERTAIN PERFORMANCE DEADLINES; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER TO EXECUTE AN ALLOCATION AGREEMENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Hoose A, LLC, has received Conceptual Approval from the Downtown Development Review Board for the construction of eighteen (18) multi-family units in the Cathedral District of Downtown Jacksonville; and

WHEREAS, there are sufficient available multi-family development rights within Phase I of the Northside East Component Area of the Consolidated Downtown DRI; and

WHEREAS, the DIA finds that this Resolution furthers the following Redevelopment Goal of the North Bank and Southside Community Redevelopment Area Plan:

Redevelopment Goal No. 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle, 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 allocates eighteen (18) Phase I units of multi-family development rights from the Northside East Component Area of the Consolidated Downtown DRI, subject to the following:

- i. Any unused development rights as of the issuance of a permit for vertical construction shall be returned to the DIA without any further action by the DIA.
- ii. Should Hoose A, LLC, or their assigns fail to have a permit for vertical construction on or by six months from the effective date of this Resolution, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may, at

their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.

- iii. Should Hoose A, LLC, or their assigns fail to have commenced vertical construction on or by six months from the issuance of a permit for vertical construction, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA Chief Executive Officer may, at their sole discretion, extend this requirement by up to sixty (60) days for show of good cause.

Section 3. The DIA authorizes its Chief Executive Officer to execute an Allocation of Development Rights Agreement and otherwise 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 this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

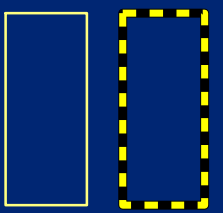
Date

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



LEGEND

**Resolution 2019-06-01
Location Map**



SITE

PARCEL LINES



Not To Scale
June 19, 2019

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TAB III.

COMMUNITY REDEVELOPMENT AGENCY MEETING

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TAB III.A.

**MAY 15, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING
MINUTES**

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Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, May 15, 2019 – 1:00 p.m.

Community Redevelopment Agency

MEETING MINUTES

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

Board Members Absent: Jim Bailey, Chairman

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

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

City Staff: Diane Moser, Director of employee Services

Office of General Counsel: John Sawyer, Esq.
Meeting Convened Immediately Following DIA Meeting

Community Redevelopment Board Meeting

Interim CEO Hughes called the CRA Meeting to order.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. APPROVAL OF THE APRIL 12, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE APRIL 12, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.
THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. APPROVAL OF THE APRIL 17, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE APRIL 17, 2019 DIA MEETING MINUTES
THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. RESOLUTION 2019-05-03 ACCEPTANCE OF UNSOLICITED OFFER TO PURCHASE.

RESOLUTION 2019-05-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) AUTHORIZING THE SALE OF DUVAL COUNTY TAX PARCEL 073794 0100 (“SITE”) TO RYAN COMPANIES US, INC., IN ACCORDANCE WITH THEIR FINANCIAL OFFER OF APRIL 9, 2019 OF TWO MILLION SIX HUNDRED THOUSAND AND ZERO DOLLARS (\$2,600,000.00); INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER GREY.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. RESOLUTION 2019-05-04: TAX INCREMENT DISTRICT BUDGETS

RESOLUTION 2019-05-04

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREAS ADOPTING FISCAL YEAR 2019-2020 BUDGETS FOR THE DOWNTOWN EAST, NORTHWEST AND SOUTHSIDE TAX INCREMENT DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER PADGETT APPROVED RESOLUTION 2019-05-04.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY BOARD MEMBER FROATS AND SECONDED BY BOARD MEMBER MOODY TO ADD BOARD MEMBER GILLAM AS A MEMBER OF THE DIA FINANCE/BUDGET COMMITTEE.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

E. VESTCOR PRESENTATION¹

RESOLUTION 2019-05-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAYS NOTICE OF SOLICITATION FOR THE DISPOSITION OF AN APPROXIMATELY 3.45 ACRES OF CITY-OWNED REAL PROPERTY WITHIN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE, HAVING DUVAL COUNTY TAX PARCEL NUMBERS 074846 0000, 07844 0000, 074843 0000, 074847 0000, THE WESTERN ½ OF 074828 0005, 074834 0000, 074830 0000, AND 074832 0000 (“SITE”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER MOODY AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2019-05-05

THE MOTION PASSED 7-0-1 (Board Member Gillam, Esq. abstained from voting)

Interim Hughes stated that an appraisal can be done in 30 days and any questions about the specific terms will be taken up at the next meeting.

IV. CHIEF EXECUTIVE OFFICER REPORT

Interim CEO Hughes noted that whenever the Ryan funding deal is executed, that 2.6 million comes into the TIF and is added to the bottom line of the DIA’s balance sheet.

Moca is undergoing a lobby revamp and requested to present at the next meeting.

The process with CBRE related to a resolution that was passed to have Interim CEO Hughes engage a market analysis related to the old City Hall and Courthouse parcels process will be discussed at the next meeting.

V. CHAIRMAN’S REPORT

NONE

¹ Presentation resulted in CRA Board adopting Resolution 2019-05-05

VI. DDRB BRIEFING

Guy Parola provided a memo summarizing the DDRB May 9th meeting. The next meeting will be held Wednesday, June 26, 2019 at 2:00 p.m. on the first floor in the Lynwood Roberts Room.

VII. OLD BUSINESS

NONE

VIII. NEW BUSINESS

NONE

IX. PUBLIC COMMENTS

Stanley Scott commented about historic artifacts, plaques for the African-American Community.

There being no further business, Vice Chairman Gibbs adjourned the DIA meeting at approximately 5:25 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,

TAB III.B.

RESOLUTION 2019-06-02

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Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Jim Bailey, Chair

From: Brian Hughes, Mayor's Chief of Staff, DIA Interim Chief Executive Officer

Subject: Resolution 2019-06-02

Date: June 19, 2019

The DIA Board approved a Redevelopment Agreement and an Allocation of Development Rights Agreement via Resolutions 2017-01-02 and 2017-01-04, respectively. Both agreements contain performance deadlines that were extended via Resolutions 2018-09-10 and 2018-09-11. The need for the extensions resulted from an appeal of the development plan approved by the Downtown Design Review Board (the "DDRB") to the DIA. Although the DIA affirmed the DDRB decision, this affirmation was subsequently appealed to the Jacksonville City Council, and ultimately a lawsuit was filed.

The parties ultimately reached a settlement in the Appeal proceeding (the "Settlement Agreement") under which Southbank committed to certain tasks including a swap of parcels fronting Prudential Drive, realignment of access to the property, redesign of the entrance to garage facilities, and realignment of access to the Riverwalk, all of which were subject to the approval of other parties to the Settlement Agreement. These modifications have resulted in extra effort and redesign of previously approved plans, and, consequently, necessitate further extensions. Staff has worked with the Development team on proposing the following extensions:

- i) Ventures shall obtain fee simple title to the project property on or by December 31, 2019; and
- ii) Ventures shall obtain building permits necessary for vertical construction of the project on or by March 1, 2020; and
- iii) Ventures shall commence vertical construction of the project on or by September 1, 2020.

Attachments: Resolution 2019-06-02

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RESOLUTION 2019-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING A SECOND (2ND) AMENDMENT TO THE REDEVELOPMENT AGREEMENT DATED MAY 11, 2017 BETWEEN THE CITY OF JACKSONVILLE AND SOUTHBANK APARTMENT VENTURES, LLC; APPROVING A FIRST (1ST) AMENDMENT TO THE ALLOCATION OF DEVELOPMENT RIGHTS AGREEMENT DATED MAY 11, 2017 BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND SOUTHBANK APARTMENT VENTURES, LLC; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City and Ventures entered into an Allocation of Development Rights agreement dated May 11, 2017 (the “ADR”); and

WHEREAS, the Downtown Development Review Board (“DDRB”) approved Application 2016-015, filed and later amended by Ventures (the “Application”), on June 1, 2017 and confirmed by a letter dated June 6, 2017; and

WHEREAS, GV-IP Jacksonville Owner, LLC (“GVIP”), an adjacent property owner, appealed the DDRB approval of the Application to the DIA on June 19, 2017; and

WHEREAS, on appeal, DIA denied the appeal on August 24, 2017 and GVIP appealed the DIA decision to the Jacksonville City Council on September 7, 2017; and

WHEREAS, on November 28, 2017 the City Council remanded the appeal back to DDRB and on December 12, 2017 the DDRB denied GVIP’s appeal and granted Venture’s Application; and

WHEREAS, on January 11, 2018, GVIP filed a petition for writ of certiorari to the Circuit Court of Duval County (“Appeal”); and

WHEREAS, Ventures and GVIP ultimately reached a settlement to resolve the Appeal on September 10, 2018; and

WHEREAS, Ventures has been unable to acquire the property because its lenders will not proceed while the Appeal remains pending; and

WHEREAS, Ventures, through no fault of its own, is therefore unable to comply with the Performance Schedule set forth in the First Amendment; and

WHEREAS, Ventures has, in accordance with Section 10.2 of the RDA, “exercise[d] commercially reasonable efforts to resume performance . . . as soon as practicable” and will be in a position to obtain fee simple title to the Project Parcel by no later than December 31, 2019, once the Appeal has been dismissed, **NOW THEREFORE**

BE IT RESOLVED, by the Downtown Investment Authority:

The deadline set forth in Section 3.1(a) of the First Amendment, as follows:

- a. Company shall obtain fee simple title to the Project Parcel on or before December 31, 2019.

The remainder of the deadlines in Section 3.1 of the First Amendment will remain as previously approved:

- b. Company shall obtain a building permit for vertical construction of the Improvements on or before March 1, 2020.
- c. Company shall commence vertical construction on or before September 1, 2020.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James Bailey, Chairman

Date

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

TAB III.C

ISP-05-02-19 LAVILLA PROPERTY DISPOSITION

UNDER SEPARATE COVER