

RESOLUTION 2024-10-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO DEVELOP A SOLICITATION FOR DUE DILIGENCE SERVICES FOR THAT PROPERTY REFERRED TO AS THE “EAST LANDING LOT” AS MORE FULLY IDENTIFIED ON EXHIBIT A, WITH THOSE SERVICES SOUGHT MORE FULLY IDENTIFIED IN EXHIBIT B, AND FURTHER SUBJECT TO FUNDING APPROVAL BY THE DIA BOARD; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO IDENTIFY FUNDING SOURCES INCLUDING A DRAFT BUDGET TRANSFER FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority has identified that property bounded to the west by the Main Street Bridge, the east by the Hyatt Hotel, the south by the St. Johns River and the north by Independent Drive as a redevelopment parcel, as more fully illustrated on Exhibit A (“East Landing Lot”); and

WHEREAS, the Downtown Investment Authority desires to undertake certain due diligence activities as identified in Exhibit B in advance of any property disposition,

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 instructs its Chief Executive Officer to seek solicitations for Due Diligence activities in accordance with Exhibit B for the East Landing Lot property identified in Exhibit A.

Section 3. The DIA instructs its Chief Executive Officer to provide recommended funding sources, including draft Budget Transfers, at a DIA Budget and Finance Committee meeting in November for final action by the DIA Board at its November 2024 meeting.

Section 4. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 5. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Witness



Patrick Krechowski, Esq., Chair

10/23/24
Date

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



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EXHIBIT A



EXHIBIT B

The following Due Diligence Services will be procured through competitive solicitation. The services may be procured through a single solicitation for all services, or through multiple solicitations for discrete services. Additional services as may be recommended by the Office of General Council, the Department of Public Works, JEA or the Florida Department of Transportation may be included, provided that the services are consistent with and in furtherance of the intent of Resolution 2024-10-02.

East Landing Lot:

- I. Title Services
- II. Easement Confirmation – FDOT/Main Street Bridge
- III. DIA will obtain estimates of costs for:
 - Main Street Bridge Ramp Removal: engineering and demolition (note: in 2020, costs estimated for design and demolition at \$3,200,000) – updated cost estimates
 - JEA electrical duct bank relocation: design and relocation