

## RESOLUTION 2024-11-15

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE DISPOSITION OF AN APPROXIMATELY 0.07 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 074553-0000, (THE “PROPERTY”), CURRENTLY UNDEVELOPED LOCATED AT 0 WEST DUVAL STREET BETWEEN BROAD AND JEFFERSON STREETS WHERE MR. BINOD KUMAR ALSO MAINTAINS AN OWNERSHIP INTEREST; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; APPROVING A QUIT CLAIM DISPOSITION TO MR. KUMAR ON THE TERMS ATTACHED AS EXHIBIT B IF NO ALTERNATIVE OFFERS ARE RECEIVED; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to dispose of City-Owned property consistent with Florida Statutes Section 163.380; and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which an updated Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, (“BID/CRA Plan”) was adopted by Ordinance 2022-372-E; and

**WHEREAS**, Mr. Binod Kumar claims ownership of a 3,100 square foot parcel at 0 West Duval Street, with RE# 074553-0000 (the “Property”) following an arm’s length purchase from a third-party seller in June 2006 wherein the seller had acquired the property from the City of Jacksonville through a tax deed sale; and

**WHEREAS**, Mr. Binod Kumar or his predecessors in title have had possession and control of the Property and paid ad valorem taxes assessed on the Property since the year 2000 through the present; and

**WHEREAS**, the City may claim a competing ownership interest in the Property by virtue of an Order of Taking recorded in the Duval County Official Records on August 4, 2000; and

**WHEREAS**, without resolution of these competing interests, neither Mr. Binod Kumar nor the City have clear or marketable title to the Property; and

**WHEREAS**, the value of the City’s ownership interest is indeterminant and considered to be de minimis, and where release of its interest is in the best interest of the City and of Mr. Kumar; and

**WHEREAS**, the Property is located within the Combined Downtown Northbank Community Redevelopment Area (“Northbank CRA”); and

**WHEREAS**, a 30-day notice of disposition is required for all property within the Combined Northbank Community Redevelopment Area where the City has an ownership interest and has determined that it has no municipal need for the property with such property becoming property of the CRA available for redevelopment; and

**WHEREAS**, with guidance from the Office of General Counsel, DIA determines it to be in the best interest of the parties to enable Mr. Kumar to clear the title to the Property in his favor; and

**WHEREAS**, DIA has established the terms upon which a notice of disposition will be published as set forth in **Exhibit ‘A’**; and

**WHEREAS**, DIA has further established the terms upon which it will convey the City’s interest in the Property to Mr. Kumar , attached hereto as Exhibit B, in the event that no alternative offers are received that meet the criteria established in Exhibit A; and

**WHEREAS**, at a publicly noticed meeting held on November 15, 2024, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) recommended that the DIA Board adopt Resolution 2024-11-15; and

**WHEREAS**, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, will be issued.

**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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the thirty (30) day Notice of Disposition for the Property in accordance with its Negotiated Notice of Disposition Process and pursuant to the terms set forth in Exhibit A and consistent with Florida Statutes and the Ordinance Code.

**Section 3.** Proposals received, if any, will be reviewed by the DIA Chief Executive Officer. Any proposal received that is viewed by the CEO to be more a more advantageous resolution of the title issue will be presented to the RE&PD Committee at the next scheduled meeting following the end of the 30-day notice period.

**Section 4.** If no alternate responsive and qualified proposals are received, or if they are determined by the CEO of the Downtown Investment Authority to be less advantageous or unresponsive, the DIA authorizes its CEO to deliver a quitclaim deed to Mr. Kumar in accordance with the terms set forth in Exhibit B and to take all action necessary to effectuate the purposes of this Resolution.

**Section 5.** This Resolution, 2024-11-15, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**



  
Patrick Krechowski, Esq. Chair

11/20/24  
Date

VOTE: In Favor: 9 Opposed: 0 Abstained: 0

**Exhibit A to Resolution 2024-11-15  
Essential Terms of Disposition Notice**

1. **The Property:** An approximately .07-acre parcel of vacant and undeveloped real property which is identified by Duval County Tax Parcel Number RE# 074553-0000 located on West Duval Street between Borad and Jefferson Streets.
2. **Property Interest considered for disposition:** City's interest, if any, in fee simple including air rights (subject to existing equitable claim of Mr. Kumar) to be conveyed by a Quit Claim Deed issued by the City of Jacksonville,
3. **Proposals must include the respondent's assumption of responsibility for clearing title to the Property (RE# 074553-0000) where both the City and Mr. Binod Kumar have claims of ownership, by legal action if necessary and assumption of all costs.**
4. **Proposals must include a cash purchase price offer, if any.**

**Exhibit B to Resolution 2024-11-15**  
**Terms of negotiated disposition to Mr. Binod Kumar**

1. Quitclaim Deed to be provided to Mr. Kumar at closing, conveying the City's interest in the Property at no cost.
2. Closing to occur within 60 days of the closure of the noticed disposition period, or City Council approval if required.
3. Mr. Kumar to release and indemnify the City and DIA from any and all claims relating to the Property.
4. Mr. Kumar to cover all closing costs associated with the Quitclaim Deed, including without limitation the cost of documentary stamps and recording fees.