

**RESOLUTION 2022-12-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE AWARD TO CLL JONES BROS LLC, THE DEVELOPER OF THE JONES BROS. FURNITURE BUILDING (“DEVELOPER”), OF THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 0.17 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 073856-0000, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A PARKING LOT AND LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA STREETS; IN ACCORDANCE WITH THE TERMS OFFERED BY DEVELOPER AS INCLUDED IN THE NOTICE OF DISPOSITION PUBLISHED PURSUANT TO RESOLUTION 20202-10-02; 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 approve and negotiate economic development agreements and dispose of City-Owned property; and

**WHEREAS**, the City owns an approximately .17-acre parcel of real property, which is identified by Duval County Tax Parcel Number RE# 073856-0000 (the “Property”); and

**WHEREAS**, Developer is the owner of the adjacent parcels identified by Duval County Tax Parcel Number RE# 073857-0000 and 073855-0000 (“Developer’s Parcel”); and

**WHEREAS**, Developer has approached the City and DIA regarding the acquisition of the Property, has negotiated the provision of replacement parking with JFRD, and has had an appraisal prepared for the Property; and

**WHEREAS**, the property is currently used for City purposes by JFRD; and

**WHEREAS**, the Developer has offered to provide JFRD, at no charge, an equal number of parking spaces in the parking facility to be constructed by Developer on the Property and Developer’s adjacent parcels, as well as temporary parking during construction, all at no charge to the City; and

**WHEREAS**, DIA entered into negotiations with Developer regarding the terms of the disposition and redevelopment in accordance with DIA’s approved negotiated disposition process; and

**WHEREAS**, Pursuant to Resolution 2022-10-02, a Notice of Disposition was authorized by the DIA, published in the Daily Record on October 27, 2022 with a closing date of November 28, 2022; and

**WHEREAS**, no other responses to the Notice of Disposition were received by DIA; and

**WHEREAS**, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA has ordered its own appraisal of the Property; and

**WHEREAS**, the Property is located within the Combined Downtown Northbank Community Redevelopment Area (“Northbank CRA”); 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**, at a publicly noticed meeting held on December 14, 2022, the DIA Retail Enhancement and Property Disposition Committee (“**REPD**”) recommended that the DIA Board adopt Resolution 2022-12-02; and

**WHEREAS**, The Developer has now begun negotiation with DIA staff regarding a term sheet for the redevelopment of this parcel as well as the adjacent historic building and other parcels owned by Developer, which redevelopment project will encompass the subject property; and

**WHEREAS**, the DIA finds that the proposed disposition and redevelopment proposal further the following Redevelopment Goal and Strategic Objectives currently found in the BID/CRA Plan:

**Redevelopment Goal No. 2 | Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.**

**Strategic Objectives:**

- Actively pursue a minimum of 8,140 built and occupied multi-family dwelling units by 2030; and strive to induce the construction of 425 multifamily dwelling units per year, on average (T/E).
- Maximize utilization of existing parking structures and minimize construction of new parking structures exclusively for use of single building tenants by employing tools such as shared-use parking, proximity to shared transportation, and similar programs.
- Facilitate the restoration and rehabilitation of Downtown Jacksonville’s historic building stock for multifamily and attached dwelling units.

**Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.**

**Strategic Objectives:**

- Promote safe and equitable access to all Downtown facilities by improving access to buildings and other properties, amenities, transit, events, and attractions; by eliminating obstacles; and by designing for all ages and abilities beyond code requirements

**Redevelopment Goal 8:** Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

**Strategic Objective:**

- Streamline and improve the transparency of the disposition process for publicly owned land and building space.

**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 hereby awards the disposition of the Property to Developer in accordance with the terms attached hereto as Exhibit A.


**Section 3.** The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution.

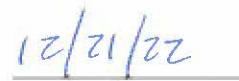
**Section 4.** This Resolution, 2022-12-02, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
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Carol Worsham, Chair

  
\_\_\_\_\_  
Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0

**Exhibit A to Resolution 2022-12-02  
Terms Sheet**

- Purchaser/Developer:** CLL Jones Bros LLC
- Land/Property:** Fee simple title including air rights to an approximately 0.17 acre property located at 0 Ashley Street West with Parcel ID 073856-0000 (the "Property"). West Ashley Street between Julia and Hogan Streets and currently developed as a surface parking lot.
- Purchase Price:** The disposition of the Property to the Purchaser/Developer will be in exchange for parking spaces within a parking structure on the Property as well as temporary parking spaces during the construction period.
- The appraised value of the Property is \$180,000 and the value of a parking space in a structured facility is estimated to be \$20,000/space. There are 22 or more spaces in the lot today which would yield a hypothetical replacement value of at least \$440,000.
- Restriction on Use:** Any use consistent with the adopted CRA and BID Plan for Downtown. The property will be deed restricted to prevent use that would be exempt from payment of property taxes.
- Replacement parking:** The Property is proposed to be redeveloped by the Purchaser/Developer with a parking structure and incorporated into the overall Jones at Hogan project (the "Project"). The parking structure will contain at least the number of parking spaces currently (as of September 2022) located on the Property to serve the Jacksonville Fire and Rescue building at 515 Julia Street and such spaces will be provided to the City at no charge for JFRD use for a minimum of 50 years. The area above the parking structure is proposed to consist of residential units which units will be part of the Project. The structured parking and residential units are proposed to be located within the same building. The Project itself will be reviewed, and any incentives considered, by separate Board Resolution.
- Following closing and prior to commencement of any work on the Property, parking will be provided to JFRD on the Property. During construction of the parking structure, the current number of parking spaces located on the Property will be reserved, and provided at Developer's expense, (either or a combination of) the surface parking lot(s) (i) located at the corner of Ashley Street and Pearl Street, 0 Ashley Street with Parcel ID 073847-0000 and

identified on the attached as “Temporary Parking”, and/or (ii) located at the corner of Pearl Street and Beaver Street, 606 Pearl Street with Parcel ID 074280-0000 and identified on the attached as “Alternate Parking”. These reserved parking spaces will be for use by the employees and visitors to the Jacksonville Fire and Rescue building during construction of the parking structure on the Property. The temporary parking will be made available by the commencement of construction.

**Performance Schedule:** Developer will pursue DDRB Approval for the parking structure on the Property while documentation is pending.

Closing of the Property will be conditioned upon approval of the disposition, and City approval of the closing documentation and Parking license and shall occur within 30 days following City Council approval or, in the event Council approval is not required, on or before March 31, 2023 (the “Closing”).

Developer will commence vertical construction on the Property by December 31, 2024. The DIA CEO will be authorized to extend the Performance Schedule or any portion thereof, provided that any extension(s) is for no longer than a combined 6 month period.

**Right of reverter:** The disposition will contain a right of reverter in the event developer fails to commence construction as required by the performance schedule or fails to provide the Temporary Parking as required.