

RESOLUTION 2017-10-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO CAUSE TO BE ISSUED A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY ADDRESSED AS 905 WEST FORSYTH STREET, AS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074784 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; PROVIDING FOR A 60-DAY RESPONSE PERIOD; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.24 acre property identified by Duval County Tax Parcel Number 074784 0000 ("Property"); and

WHEREAS, the Property is located within the North Bank Downtown Community Redevelopment Area ("North Bank CRA"); and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the Property was acquired by the City in 2003; and

WHEREAS, the Property is vacant and is in a state of disrepair; and

WHEREAS, the Property has a blighting influence on adjoining properties; and

WHEREAS, Florida Statutes Chapter 163.380(3)(a) states that, "Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof."; and

WHEREAS, DIA desires to solicit proposal that are consistent with and further the Redevelopment Goals of the North Bank Downtown and Southside Community Redevelopment Area Plan, 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 approves the following scoring criteria for incorporation into a Notice of Disposition:

Financial Resources: Demonstration that the respondent has the financial resources necessary to complete building rehabilitation or site redevelopment, ability to service debt (if applicable), and ability to implement the development and business plan. [30 points]

Past Development Experience and Ability to Complete Building Rehabilitation or New Construction: Demonstration that the respondent has the ability to complete or cause to have completed rehabilitation or new construction within thirty-six (36) months from execution of redevelopment or purchase-sale agreement, or their respective functional equivalents. [30 points]

Consistency with the North Bank and Southside Community Redevelopment Area Plan: [25 points – note: consistency is based on furtherance of the seven (7) Redevelopment Goals and their underlying Strategic Objects found in Section 5 of the North Bank and Southside Community Redevelopment Area Plan]

Financial Offer: Respondent's purchase price and terms. [15 points – note: higher purchase price and lower public incentives equate to a higher score for this criteria]

Section 3. Instructing the DIA to include a response period of not less than sixty (60) days from date of issuance of a Notice of Disposition or its functional equivalent.

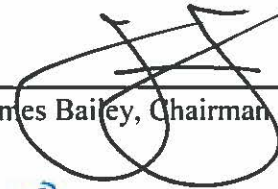
Section 4. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Property.

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

SIGNATURES ON FOLLOWING PAGE

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY


James Bailey, Chairman

October 31, 2017
Date

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