

RESOLUTION 2017-11-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A NOTICE OF DISPOSITION FOR CITY-OWNED REAL PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF PARK STREET AND STONEWALL STREET, AND IS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089133 0000; 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.

WHEREAS, the City owns a 0.05 acre property identified by Duval County Tax Parcel Number 089133 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 1981 via tax deed; and

WHEREAS, due to the Property's small size, narrow width and accessibility challenges its development is dependent on incorporation into contiguous property; and

WHEREAS, a contiguous property owner has submitted an unsolicited offer to purchase; and

WHEREAS, the adjoining property owner intends to redevelop the Property as multi-family, in furtherance of the following Redevelopment Goal and Strategic Objective:

Redevelopment Goal No. 2

Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

Strategic Objectives

Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year; and

WHEREAS, the Strategic Implementation Committee at their November 9, 2017 meeting unanimously voted to recommend that the DIA Board accept the proposed offer to purchase; 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," 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 the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purpose of this Resolution and the sale of the Property to the adjoining property owner, Park Street Land Trust, for the appraised value of \$17,600.00.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



James Bailey, Chairman

Nov. 21, 2017
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0