

RESOLUTION 2019-11-02

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 FORMAL DISPOSITION PROCESS AND EXHIBIT ‘A’ TO THIS RESOLUTION, FOR A 7,152 SQUARE-FOOT STRUCTURE LOCATED WITHIN THE NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA ON PROPERTY ADDRESSED AS 347 RIVERSIDE AVENUE, ON A PORTION OF DUVAL COUNTY TAX PARCEL NUMBER 088979 0105; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in order to improve access to and from the St. Johns River and generally improve walkability and bikeability as well as redevelopment of Riverfront property, the City has acquired property identified as Duval County Tax Parcel Number 088979 0105 (“Property”) for purposes of realigning the Forest Street and Riverside Avenue Intersection; and

WHEREAS, in order to effectuate the realignment of Forest Street and Riverside Avenue, a 7,152 square-foot structure formerly housing “Fire Station #5” must either be demolished or relocated from the 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 BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E; and

WHEREAS, the Northbank CRA Plan identifies the protection and revitalization of historic assets as a Strategic Objective within Redevelopment Goal 1; and

WHEREAS, demolition or relocation of the structure on or by March 1, 2020 is a crucial to effectuating the intersection realignment and redevelopment of the adjacent Riverfront property; and

WHEREAS, the DIA desires to see the structure relocated, rehabilitated and preserved, and to that end is instructing its Chief Executive Officer to take all necessary actions for the issuance of 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; and

WHEREAS, the DIA finds that this resolution furthers the following Redevelopment Goals and Strategic Objectives found in the BID Plan and Northbank CRA Plan:

Redevelopment Goal 1. Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment.

Strategic Objective:

Protect and revitalize historic assets

Redevelopment Goal No. 4

Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.

Strategic Objective:

Optimize the design and flow of downtown streets for pedestrian and other street level activity; return to two-way streets where appropriate.

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 to issue a Notice of Disposition consistent with Exhibit 'A' to this resolution, in accordance with the Formal Disposition Process and otherwise take all necessary actions to effectuate the purposes of this resolution.

Section 3. 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

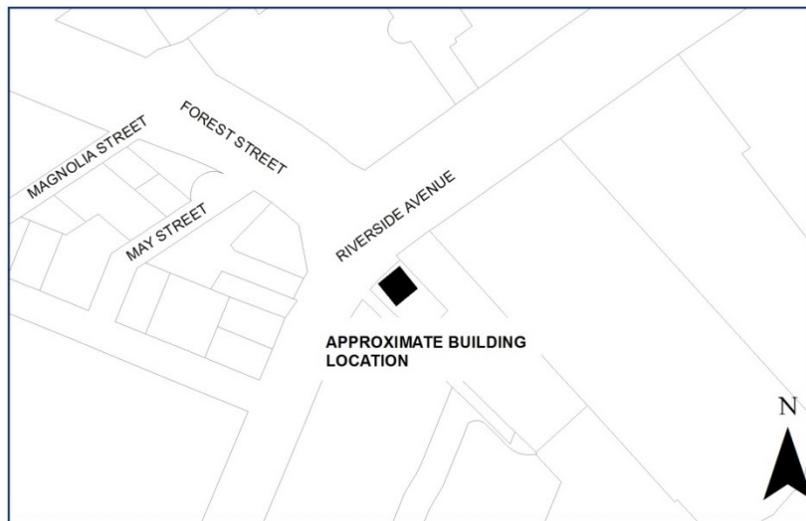

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Craig Gibbs, Chairman

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

**NOTICE OF INTENT TO DISPOSE OF A 7,152 SQUARE-FOOT STRUCTURE
LOCATED WITHIN THE NORTH BANK DOWNTOWN COMMUNITY
REDEVELOPMENT AREA ON PROPERTY ADDRESSED AS 347 RIVERSIDE
AVENUE, ON A PORTION OF DUVAL COUNTY TAX PARCEL NUMBER 088979
0105; THE STRUCTURE IS A FORMER FIRESTATION.**

The Downtown Investment Authority (“DIA”) as the Community Redevelopment Agency for the NorthBank Downtown Community Redevelopment Area (“CRA”) hereby gives public notice pursuant to Section 163.380(3)(a), Florida Statutes and Section 122.434, Jacksonville Code of Ordinances, of its intent to dispose of a City-owned structure generally located on Riverside Avenue at the terminus of Forest Street, on property addressed as 347 Riverside Avenue, Jacksonville, Florida 32202, on a portion of Duval County Tax Parcel 088979 0105, as illustrated by the below map:



The purpose of this Notice is not to convey any interest in real property. The purpose is to seek proposals to preserve the structure known as “Fire Station #5” by relocating it to an alternative site, preferably within the Brooklyn/Riverside neighborhood. Proposals must have an alternative property identified and demonstrate that the person or entity submitting the proposal has or will have an interest in that property, either by contract, lease or ownership. The person or entity submitting the proposal must affirm that upon relocation of Fire Station #5, the structure will be rehabilitated and preserved.

Proposals must include:

- i) A purchase price for conveyance of the structure in its “As In” condition;
- ii) Identification of an alternative property and demonstration of site control either by contract, lease or by ownership;
- iii) If the proposal requests any City funding, a business plan for the proposed use of structure, and expected ROI to the City including ad valorem and other tax generated to the City
- iv) A signed cost estimate by a company or contractor for the relocation of the structure;

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EXHIBIT 'A'

- v) Demonstration of financial capacity of the person or entity submitting the proposal to relocate and rehabilitate the structure;
- vi) Acknowledgement that no development rights are being conveyed via this Notice, and that relocation on a particular property is subject to conformance with the City's Land Development Code and Comprehensive Plan;
- vii) Commitment to relocate the structure by no later than March 1, 2020; and
- viii) A \$5,000 good faith cashier's check or money order payable to the City of Jacksonville, which will:
 - a) Upon the selection of a particular proposal by the Downtown Investment Authority, be returned to submitters of those proposals not selected; or
 - b) Upon relocation of the structure, returned to the person or entity whose proposal was selected; or
 - c) Be forfeited by the person or entity whose proposal was selected in the event the structure has not been relocated as of March 1, 2020.

Note: The Downtown Investment Authority was provided a cost estimate for the relocation of the structure to a specific property within the Brooklyn neighborhood. This estimate is available for inspection at the DIA office by contacting the Operations Manager, Guy Parola at GParola@coj.net, (904) 255-5305. This relocation estimate is only intended for information purposes and is not to be relied upon for determining the actual cost of relocation.

All responses are shall be submitted to the below address on or before 2:00 PM, Monday December 16, 2019, to the following address: The Downtown Investment Authority, City Hall at St. James Building, 117 West Duval Street, Suite 310, Jacksonville, Florida 32202, Attention: Guy Parola, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in the format stated herein. The DIA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The DIA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the City of Jacksonville.

Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the proposal, including all attachments, plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked: **Fire Station #5 Relocation Proposal**.

The DIA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the DIA Board.

Dated this 15TH day of November 2019.