



**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Tuesday, November 17th at 1:00 p.m.**

RE&PD AGENDA

Carol Worsham, Committee Chair
Oliver Barakat, Committee Member
Todd Froats, Committee Member
Jim Citrano, Committee Member
Ron Moody, DIA Board Chair

- I. CALL TO ORDER
 - II. PUBLIC COMMENTS
 - III. RESOLUTION 2020-11-01: RIVER CITY BREWING PROPERTY DISPOSITION
 - IV. NEW BUSINESS (NOTE: MAY BE ADDED AT DISCRETION OF THE CHAIR)
 - V. ADJOURN
-

Please be advised that this will be a hybrid virtual in person meeting. Attendees may participate in person or virtually.

PHYSICAL LOCATION

Ed Ball Building
214 N. Hogan St
8th Floor, Boardroom 851
Jacksonville, Florida 32202

At present, all visitors are subject to a COVID-19 screening upon entering a City of Jacksonville building. In addition, a mandatory face covering requirement is in place for all public buildings pursuant to Emergency Executive Proclamation 2020-005.

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:



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**Hybrid Virtual In-Person Meeting
Tuesday, November 17th at 1:00 p.m.**

By Computer

<https://zoom.us/j/92924947643?pwd=MTIELON6Z3FMS1BSR3dPUTIxYjVHZz09>

Meeting ID: 929 2494 7643

Passcode: 704731

One tap mobile

+1 (312) 626-6799 (Chicago)

+1 (646) 558-8656 (New York)

Find your local number: <https://zoom.us/j/92924947643?pwd=MTIELON6Z3FMS1BSR3dPUTIxYjVHZz09>

Public Comment

Persons attending this meeting in-person or via Zoom will be given an opportunity to provide public comment during the designated public comment period. Interested persons who cannot attend this Hybrid meeting but who wish to submit public comments to be read during the public comment portion of the meeting regarding any matter on the agenda for consideration at the meeting may do so by emailing Ina Mezini at RMezini@coj.net up to 1:05 p.m. on November 17th, 2020. Public comments submitted by email must be received no later than 1:05 p.m. on November 17th, 2020; comments will be read during the public comment portion of the meeting. The meeting agenda and materials can be obtained electronically at <https://dia.coj.net/Meetings/Upcoming-Meetings/DIA>.

RESOLUTION 2020-11-01

A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO NEGOTIATE AND ENTER INTO A REDEVELOPMENT AGREEMENT FOR THE CONVEYANCE OF AN APPROXIMATELY 3.43 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED GENERALLY BETWEEN MUSEUM CIRCLE AND THE ST. JOHNS RIVER, BETWEEN ST. JOHNS RIVER PARK AND MOSH ON THE EAST AND ST JOHNS MARINA BOAT RAMP AND THE ACOSTA BRIDGE ON THE WEST, AS MORE FULLY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS 080270 1000 AND 08270-1001 TOGETHER WITH A PORTION OF PARCEL 080269 0500, COLLECTIVELY “THE PROPERTY”; AUTHORIZING THE CEO TO INITIATE THE FILING LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; 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 Southside 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 3.43 acre parcel of real property identified by Duval County Tax Parcel Numbers 080270 1000 and 080270-1001, currently encumbered by a ground lease entered into between the City, JEDC and Maritime Concepts, LLC (“Maritime”) as its tenant on July 31, 1998, as amended, for a term of 99 years commencing August 1, 1998 (“Ground Lease”) for the property commonly known as River City Brewing Company and its associated parking lot (“Ground Lease Property”), as shown on Exhibit “A” attached hereto; and

WHEREAS, at the October 14, 2020, DIA Board Meeting, in consideration of a proposal submitted by Related Development, LLC, the DIA agreed to issue a notice of intent to dispose of the Property and solicit other proposals therefor upon certain terms and conditions (“Notice of Intent”) and

WHEREAS, the DIA, in its capacity as the Community Redevelopment Agency for the Southside Community Redevelopment Area, in accordance with Chapter 122, Jacksonville Code of Ordinances, and Chapter 163, Part III, Florida Statutes, issued the Notice of Intent to dispose of that property commonly known as River City Brewing Company and its associated parking lot; and

WHEREAS, the purpose of the Notice of Intent was to solicit other proposals for the acquisition and redevelopment of the aforementioned Property, the minimum terms of which were included in the Notice of Intent published in the Jacksonville Daily Record on October 16, 2020; and

WHEREAS, _____ responses were received in response to the Notice of Intent; and

WHEREAS, after consideration of the proposal previously made by Related Group, LLC and the proposals received from the other _____ respondents to the Notice of Disposition, the DIA staff recommended that the DIA accept the proposal of _____; and

WHEREAS, at a publicly noticed meeting held on November 17, 2020, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) recommended that the DIA Board accept the proposal of _____.

WHEREAS, the DIA desires to enter into a Redevelopment Agreement, Purchase and Sale Agreement, or functional equivalents with _____ for the redevelopment of the Property in accordance with those minimum terms and conditions set forth in Exhibit ‘B’ to this resolution,

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 Board hereby approves a disposition of the Property to _____ in accordance with the terms attached as Exhibit B attached hereto and made a part hereof.

Section 3. The DIA Board finds that this resolution furthers the following Redevelopment Goals:

Redevelopment Goal No. 1

Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.

Redevelopment Goal No. 2

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

Redevelopment Goal No. 4

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

Section 4. Authorizing the CEO to negotiate the terms of a Redevelopment Agreement, Purchase and Sale Agreement, or functional equivalents, with _____ for the redevelopment of the Property, subject to the minimum terms and conditions contained in Exhibit 'B' to this Resolution 2020-11-01.

Section 5. Authorizing the CEO to initiate legislation for approval by City Council of a Redevelopment Agreement, Purchase and Sale Agreements, or functional equivalents in accordance with the purposes of this Resolution.

Section 6. Authorizing the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution, including the execution of a Redevelopment Agreement, Purchase and Sale Agreement, or functional equivalents, providing that such actions incorporate, at a minimum, the terms and conditions contained in Exhibit 'B' to this Resolution 2020-11-01.

Section 7. This Resolution, 2020-11-01, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

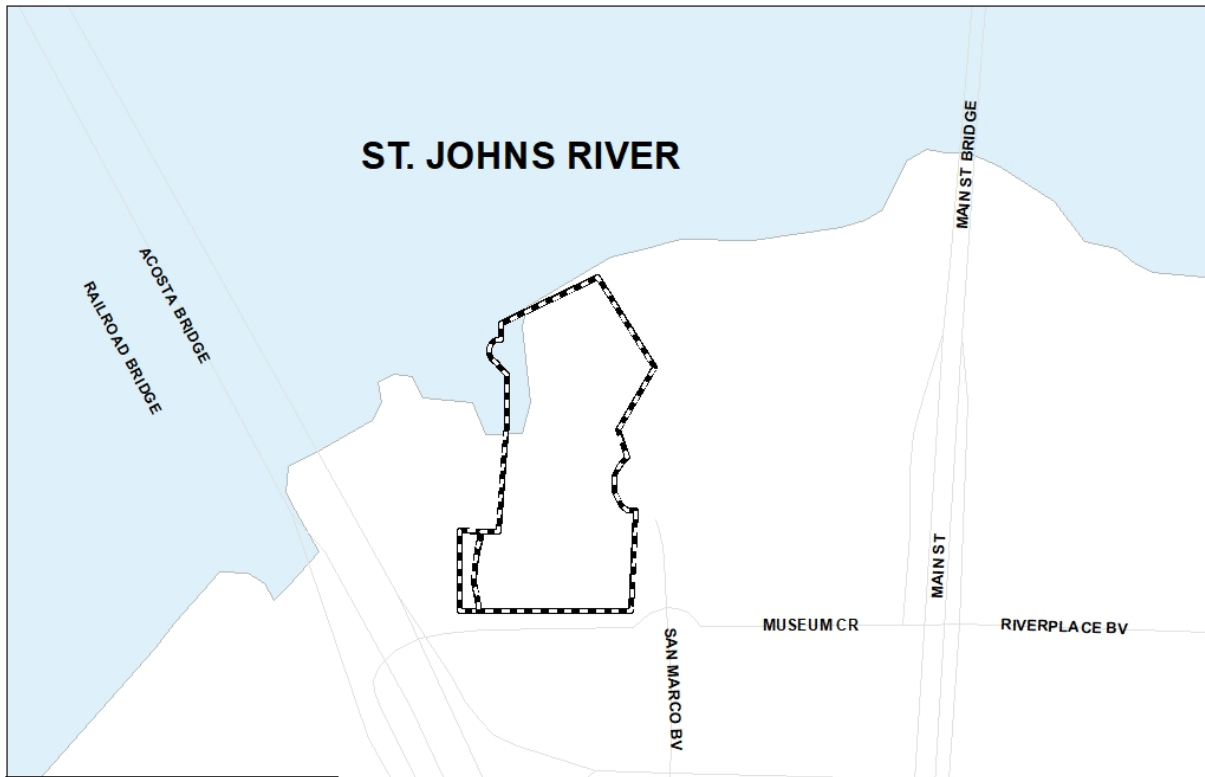
DOWNTOWN INVESTMENT AUTHORITY

Ron Moody, Chairman

Date

VOTE: In Favor: ___ Opposed: ___ Abstained: ___

Exhibit A to Resolution 2020-11-01
General map of Property



DUVAL COUNTY TAX PARCEL NUMBER 080270 1000
AND A PORTION OF PARCEL 080269 0500.

MAP IS FOR ILLUSTRATIVE PURPOSES
AND IS NOT TO SCALE.



Exhibit B to Resolution 2020-11-01
Term Sheet

(to be determined and substituted based on recommended proposal)