

RESOLUTION 2024-03-01

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 NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF ALL 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; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; 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 0.17-acre parcel of real property, which is identified by Duval County Tax Parcel Number RE# 073856-0000 (the “City Parcel”, Exhibit 1); and

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

WHEREAS, via Resolutions 2022-10-02 and 2023-02-03 the DIA previously instructed its Chief Executive Officer to issue notices of disposition for the City Parcel for incorporation into the Developer’s Parcel; and

WHEREAS, through no fault of either DIA or the Developer, closing on the City Property did not occur pursuant to the prescribed time frames within the previous notices of disposition; and

WHEREAS, the Developer has revised their development plan and now feels that that they have a viable project, assuming DIA and the City approve an incentive package by separate action from this Resolution; and

WHEREAS, Developer and DIA have continued negotiating in good faith for redevelopment of the City Parcel together with the Developer's Parcels, and in response to those negotiations the DIA desires to reissue a Notice of Disposition in order to enable the redevelopment of the City Parcel and the Developer's parcel as a single redevelopment project; and

WHEREAS, in furtherance of Redevelopment Agreement terms and conditions, the DIA desires to issue a new Notice of Disposition in accordance with its negotiated disposition policy with the terms and conditions identified in Section 2 of this Resolution; and

WHEREAS, upon adoption of this Resolution, 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, will be issued; 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.

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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the thirty (30) day Notice of Disposition for the Property in accordance with its Negotiated Notice of Disposition Process and pursuant to the terms and conditions set forth below:

- Fee simple conveyance of the Disposition Parcel for incorporation into a mixed-use residential development; and

- In consideration for fee simple conveyance of the Disposition Parcel, the Developer or Respondent shall provide to the JFRD, for JFRD’s exclusive use, an equal number of replacement parking spaces on or immediately adjacent to the Disposition Parcel, being at no charge, and in perpetuity. Noting further that prior to those permanent spaces being constructed and ready for use, an interim solution for replacement parking at no cost to JFRD or the City will be provided by the Developer or Respondent in a location acceptable to JFRD; and
- The Developer or Respondent shall commit to closing on the property within 180 calendar days from selection of a proposal pursuant to a to-be-issued Notice of Disposition, noting that the DIA Chief Executive Officer, in their sole discretion, may extend this closing period up to an additional 90 calendar days. Should no other proposals be received than the one by CLL Jones Bros LLC, the selection of proposal date shall be construed to mean the proposal submission deadline within the Notice of Disposition as published.

Section 3. If no alternate responsive and qualified proposals are received, or if they are determined by the DIA Chief Executive Officer to be lower in value or otherwise a less desirous proposal than that negotiated with the Developer, no further action by the DIA is required and its CEO may proceed with concluding negotiations of a Redevelopment Agreement or functional equivalent with the Developer, the terms and conditions of which will require approval by the DIA by separate action.

Section 4. 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 5. This Resolution, 2024-03-01, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

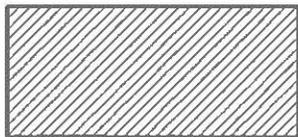


Jim Citrano, Chair

3/20/24
Date

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

**RESOLUTION 2024-03-01
EXHIBIT 1**



DISPOSITION PROPERTY
0.17 ACRE
DUVAL COUNTY TAX PARCEL # 073856 0000



**Downtown Investment Authority
JFRD Parking Lot Disposition
Resolution 2024-03-01
Staff Report
March 20, 2024**

Resolution's Purpose:

The purpose of Resolution 2024-03-01 is to approve the issuance of a Notice of Disposition for a 0.17-acre parcel of land owned by the City and used by JFRD for parking associated with their Emergency Operations Center. The disposition is being sought so that the City parcel may be combined with two other Developer owned properties, with all three properties ultimately developed into a residential mixed-use project.

The DIA approved, via Resolution 2024-02-03, an incentive package for CLL Jones Bros LLC ("Developer") to redevelop all three parcels as a single-project consisting of 145 multifamily residential units, 8,500 square feet of retail space and a 3,500 square foot, open to the public rooftop amenity area.

As part of the Disposition, and as provided for in section 2 of the Resolution, consideration for the fee-simple conveyance of the City parcel would be in the form of providing to the JFRD, for JFRD's exclusive use, an equal number of replacement parking spaces on or immediately adjacent to the City parcel, being at no charge, and in perpetuity. Noting further that prior to those permanent spaces being constructed and ready for use, an interim solution for replacement parking at no cost to JFRD or the City will be provided by the Developer in a location acceptable to JFRD.

Additionally, the terms would require the Developer to close on the property within 180 calendar days from the selection of a proposal by the DIA; noting, however, that the DIA Chief Executive Officer could extend that period by an additional 90 calendar days.

Background

The City parcel is currently paved and used as a 17-space surface parking lot for JFRD. The lot is immediately adjacent to the JFRD Emergency Operations Center, where staff works 24-hour shifts. An October 2022 appraisal performed by Colliers International at the request of DIA identified as-is, fee simple value of the Disposition Parcel of \$180,000.

In 2022, via Resolution 2022-10-02, the DIA issued a Notice of Disposition as a precursor to the process of approving a Redevelopment Agreement.

The DIA has previously issued Notices of Disposition for this property, both of which awarded to the Developer, via Resolutions 2022-12-02 and Resolution 2023-02-03. In both instances, the Developer, through no fault of their own nor no fault of the City nor DIA, were unable to meet the Closing date requirements. While the Developer has diligently proceeded with redevelopment plans for the new construction portion of the development, including receiving Downtown Development Review Board approvals, they were unable to meet the closing deadlines in either of the previous two dispositions. Therefore, it is necessary to issue a Notice of Disposition for a third time, with terms and conditions essentially the same as those found in the previous two Dispositions.

Terms & Conditions

- Fee simple conveyance of the Disposition Parcel for incorporation into a mixed-use residential development that, at a minimum, shall consist of multifamily, ground floor retail, and a publicly accessible amenity area; and
- In consideration for fee simple conveyance of the Disposition Parcel, the Developer shall provide to the JFRD, for JFRD's exclusive use, an equal number of replacement parking spaces on or immediately adjacent to the Disposition Parcel, being at no charge, and in perpetuity. Noting further that prior to those permanent spaces being constructed and ready for use, an interim solution for replacement parking at no cost to JFRD or the City will be provided by the Developer in a location acceptable to JFRD; and
- The Developer shall commit to closing on the property within 180 calendar days from selection of a proposal by the DIA; noting, that in the event that no other proposals other than that provided by the Developer is received the selection date shall be the submission deadline as identified in the published Notice of Disposition (late April date). The DIA Chief Executive Officer may, at their sole discretion, extend that closing date for up to an additional 90 calendar days.

Disposition Parcel

