

RESOLUTION 2017-03-06

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 LOCATED GENERALLY AT THE INTERSECTION OF MYRTLE AVENUE AND ELDER STREET AS IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 089567 0000; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; 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 0.08-acre undeveloped property identified by Duval County Tax Parcel Number 089567 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 DIA Board via its Resolution 2016-09-02 granted an entity ("Developer") an allocation of development rights for a parcel of land identified by Duval County Tax Parcel Number 089565 0000, which is contiguous to the Property; and

WHEREAS, the above referenced entity has a contract for purchase of the land identified by Duval County Tax Parcel Number 089565 0000, and is scheduled to close on the contract for purchase on May 1, 2017; and

WHEREAS, the aforementioned entity submitted to the DIA an unsolicited offer to purchase the Property; and

WHEREAS, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA obtained and appraisal for the Property; 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:

1. Evidence that the plan of development for the City-Owned Property is consistent with and furthers the at least one North Bank Downtown and Southside Community Redevelopment Area Plan Redevelopment Goal and strategic objective. **[50 points]**
2. Positive impact on the Northwest Tax Increment District. **[50 points]**

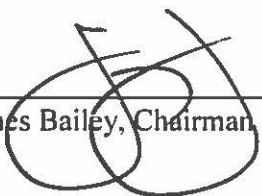
Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Property.

Section 4. 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

3/15/2017
Date

VOTE: In Favor: 9 Opposed: 0 Abstained: 0

FORM APPROVAL:

Office of General Counsel