

**RESOLUTION 2019-09-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING THE TERMS AND CONDITIONS, SCORING CRITERIA AND TIMELINE TO BE INCORPORATED INTO A NOTICE OF DISPOSITION FOR THOSE CITY-OWNED PROPERTIES COMMONLY REFERRED TO AS THE COURTHOUSE-ANNEX PROPERTY; APPROVING THE MARKETING MATERIAL TO BE DISTRIBUTED; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**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 City owns an approximately 8.4 acres of riverfront property, inclusive of submerged lands, as more fully identified by Duval County Tax Parcel Numbers 074443 0000 and 073358 0000, hereto referred to as the “Property”; and

**WHEREAS**, DIA desires to seek proposals for the redevelopment of the Property, and to that end has contracted with CBRE for real estate consulting and representation services, including the development of a Notice of Disposition; and

**WHEREAS**, in furtherance of the development of the Notice of Disposition, the DIA approves a Timeline, Terms and Scoring Criteria, attached hereto as Exhibit 1, Exhibit 2 and Exhibit 3, respectively as well as the Marketing material attached as Exhibit 4; and

**WHEREAS**, the DIA finds that this resolution furthers the following Redevelopment Goal and Strategic Objectives found in the BID Plan:

**Redevelopment Goal No. 1**

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

**Redevelopment Goal No. 3**

Simplify the approval process for downtown development and improve departmental and agency coordination, NOW THERFORE

**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 a Timeline to be incorporated into a Notice of Disposition, attached hereto as Exhibit 1.

**Section 3.** The DIA approves the Terms to be incorporated into a Notice of Disposition, attached hereto as Exhibit 2.

**Section 4.** The DIA approves Scoring Criteria to be incorporated into a Notice of Disposition, attached hereto as Exhibit 3.

**Section 5.** The DIA approves the Marketing materials attached hereto as Exhibit 4 to be used in the marketing of the Property.

**Section 6.** The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purposes of this Resolution.

**Section 7.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
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Craig Gibbs, Esq., Chair

9/18/19  
Date

VOTE: In Favor: 4 Opposed: 0 Abstained: 0

## RESOLUTION 2019-09-03

### EXHIBIT 1

Timeline:

NOTICE TIMELINE	DATE*
Issue Notice	October 21, 2019
Pre-proposal Conference	November 5, 2019
Written Questions Due	November 12, 2019
Written Answers Due	November 21, 2019
Bids Due	January 21, 2020
Oral Presentations for short listed Respondents	January 30, 2020
Evaluation Committee recommendation to SIC Committee	February 10, 2020
DIA Board Meeting for Selection of Proposal	February 19, 2020
Award Posted	February 20, 2020

\*Date to be interpreted as "on or by" with a fourteen (14) calendar day extension at the sole discretion of the DIA CEO. Should the DIA Board not be able to meet within 14 calendar days of its February 19, 2020 Board Meeting, it will select a proposal at the earlier of a special meeting or its March 18, 2020 regularly scheduled Board Meeting, and the Award Posted date will correspond accordingly.

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### EXHIBIT 2

By its adoption of Resolution 2019-09-03, the Downtown Investment Authority approves the following Terms for inclusion into a Notice of Disposition<sup>1</sup>.

#### A. The Site

There are three (3) areas comprising the property: Area 1 (former Annex site), Area 2 (former Courthouse site) and Area 3 (submerged lands). Proposals may include all of the Areas, just Areas 1 or 2, or include a combination of Areas 1, 2 and 3; providing, however, that no proposal for just Area 3 will be accepted. Any combination offer may include an offer for less than 100% of Area 3.

#### B. Phasing

At least one phase of the primary-use structures per bid accepted must commence within 120 days of closing. All phases of proposed construction must commence within 48 months of closing. Closing to occur within nine months of award.

#### C. Mixed Use Development

Proposals shall include a mix of uses such as, but not limited to, multifamily, retail, office, open space and/or hospitality. Buildings directly fronting Bay Street shall have a vertical mix of uses, including ground floor retail. While the preference for high residential density will be communicated to prospective developers, specific density thresholds will not be established as qualification criteria.

#### D. Bay Street Activation

Proposals shall include ground floor retail uses (e.g., restaurants, retail, etc.) directly fronting and accessible by Bay Street at a minimum ratio of eighty percent (80%) of its ground floor Bay Street building frontage. At a minimum, the proposal shall include at least one semi-public use such as a sidewalk cafe or patio seating along Bay Street. 62.5% of the required retail must be street level while the balance can be second floor space.

#### E. St. Johns River

- i) Proposals shall include a minimum building setback of fifty (50) feet from the St. Johns River as measured from the landward side of a bulkhead.
- ii) Proposals that include Area 3 (submerged lands) shall include a marina with a material number of its slips dedicated in perpetuity for transient (i.e. short-term, public) boaters and commercial vendors. For the marina component, all proposals must clearly define

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<sup>1</sup> The DIA Chief Executive Officer is authorized to include additional terms and conditions or modify the terms and conditions within this Exhibit 2 as necessary to comply with State and Local statutes and regulations regarding the disposition of property within a Community Redevelopment Area. The DIA Chief Executive Officer is further authorized to include terms and conditions such as requiring pro formas, sources and uses statement, financial references, development references, and any other information deemed necessary to establish that the developer or development team has the capacity to execute their proposal.

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### EXHIBIT 2

linear dock SF, slip numbers, slip sizes as well as an allocation of public versus private slips. Other experiential maritime uses shall be considered.

- iii) Proposals that include Area 2 (former Courthouse site) or Area 3 (submerged lands) shall include riverfront activation and shall include a riverfront Activity Node consistent with the Great Fire of 1901 node described in the “Riverfront Design Guidelines and Activity Nodes Plans” dated August 25, 2018.

#### F. Development Team

The following criteria will be used to pre-qualify proposals:

- i) Bid Bond  
*A bid bond of \$25,000.00 shall be included with all proposals in a form to be determined by the DIA Chief Executive Officer.*
- ii) Proposals that include all three Areas shall be from developers with experience of a singular project with aggregate value in excess of \$120 million and minimum square footage of 650,000.

Proposals for individual Areas will have the minimums outlined below:

Proposed Area	Comparable Projects of Minimum Size (SF)	Comparable Projects with a Minimum Development Budget (\$)
Areas 1 or 2	300,000	\$50 Million
Areas 1 & 2	600,000	\$100 Million
Areas 2 & 3	300,000	\$60 Million

- iii) Proposals shall include descriptions and visual materials related to the qualifying projects detailed above.
- iv) No proposal shall be accepted for evaluation if the developer has judgement liens (related to development performance) in excess of \$10 million, unpaid taxes in excess of \$1 million or active judgement liens not related to development performance in excess of \$10 million.

EXHIBIT 3

	Max Score	Score
<b>Experience and Qualifications</b>	<b>15</b>	
Experience developing mixed use projects of comparable size in an urban setting	8	
Financial Strength of Development Team	7	
Active litigation, judgement liens and outstanding tax payments	0 to Minus 10	

<b>Economic Benefit</b>	<b>15</b>	
Fee Simple acquisition price	3	
Financial return to the City (ROI), Economic impact (e.g. job creation, tax revenues)	9	
Equal opportunity / local participation	3	

<b>Project Development and Design</b>	<b>50</b>	
Project's ability to activate the urban core	7	
Thoughtful Mix of Uses	6	
Residential Density	6	
Development timeline (e.g. construction commencement and delivery timing)	5	
Civic and community benefits (e.g. quality and programming of open and green space, access to the river)	4	
Design for resiliency	4	
Quality of design and construction	5	
Activation of the riverfront and connection of the river to the development	5	
Number of marina slips available to short-term public use and commercial vendors	4	
Incorporation of Designated City Storyline for Site and Activity Node	4	

<b>Financial Proposal</b>	<b>10</b>	
Defined source and percentage of debt and equity	5	
Financial feasibility and cash flow analysis	3	
Post-Completion Management Plan	2	

<b>Oral Presentation</b>	<b>10</b>	
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Discretionary Bonus Points	Maximum Achievable	
Bonus Points for Proposals that include Only Area 1 and Area 2	5	
Bonus Points for Proposals that include Only Area 2 and Area 3 in its entirety	5	
Bonus Points for Proposals that include Areas 1, 2 and 3 in its entirety	10	

**Please contact the DIA for Exhibit 4.**

Note: The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. **In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website but remain available pursuant to a public records request.** To submit a public records request online visit MyJax or call (904) 630-CITY and provide a description of the documents being requested. For documents requiring screen reader compatibility requests will be directed to the originator of the correspondence.