

RESOLUTION 2025-12-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 60-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE FORMAL DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY IN ONE OR MULTIPLE PARTS PURSUANT TO THE RESULTS OF A MASSING STUDY; 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, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E, and further amended and restated by Ordinance 2022-372-E; and

WHEREAS, the City owns an approximately 2.75 acres of riverfront property, , comprising the upland portion of Duval County Tax Parcel Number 073358-0000 and excluding the submerged land portion of that parcel and the Courthouse Drive right of way, (the “Property”); and

WHEREAS, DIA desires to seek proposals for the redevelopment of the Property; and

WHEREAS, the DIA is conducting a Massing Study on to determine whether the Northbank Downtown Redevelopment Area would be best served if the Property is disposed as a single parcel, multiple parcels, or at the Developer’s option, the results of which are expected to be received in early 2026; and

WHEREAS, DIA envisions that the Notice of Disposition will be issued on or about January 15, 2025; and

WHEREAS, the terms of the disposition and scoring criteria will be informed by the final results of the Massing Study and will be circulated to the Board for comment prior to a Notice of Disposition being published; and

WHEREAS, all qualified responses will be brought back to the DIA Board for final selection; and

WHEREAS, as the proposals will be required to present development(s) with a mix of uses for consideration, including, but not limited to, hotel, office, educational, entertainment, retail, restaurants, and/or residential. The DIA finds that this resolution furthers the following Redevelopment Goal and Strategic Objectives found in the BID Plan:

Redevelopment Goal No. 2

Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

Redevelopment Goal No. 3

Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Redevelopment Goal No. 7

Capitalize on the aesthetic beauty of the St. Johns River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville.

Redevelopment Goal No. 8

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

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 authorizes the issuance of a formal open Notice of Disposition on or about January 15, 2026, subject to DIA Staff circulating the terms and evaluation criteria related to such Disposition to the DIA Board for comment, prior to said issuance.

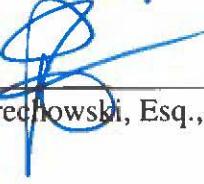
Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY




Patrick Krechowski, Esq., Chair


12/17/25
Date

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