

RESOLUTION 2016-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") RECOMMENDING THE CITY COUNCIL ENTER INTO A PROPERTY EXCHANGE AGREEMENT AND DEVELOPMENT AGREEMENT WITH THE SHOPPES ON RIVERSIDE JAX, LLC, ("COMPANY") FOR THE EXCHANGE OF CITY-OWNED REAL PROPERTY FOR REAL PROPERTY OWNED BY COMPANY, PURSUANT TO DIA BID NUMBER ISP-029-16; AUTHORIZING THE DIA TO ENTER INTO AN OPERATION AND MAINTENANCE AGREEMENT WITH COMPANY FOR THE MANAGEMENT OF A SURFACE PARKING FACILITY TO BE CONSTRUCTED BY COMPANY ON CITY OWNED PROPERTY; FINDING THAT THE RESPONDENT'S PROPOSAL IS CONSISTENT WITH THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN; THE RESPONDENT'S PROPOSAL FURTHERS REDEVELOPMENT GOAL 1 OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN; FINDING THAT THE RESPONDENT'S PROPOSAL COMPLEMENTS AND FURTHERS THE SUCCESFUL REDEVELOPMENT OF THE BROOKLYN NEIGHBORHOOD; FINDING THAT THE RESPONDENT HAS THE FINANCIAL CAPACITY TO IMPLEMENT THEIR PLAN FOR REDEVELOPMENT IN A TIMELY MANNER; 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, DIA is the designated Community Redevelopment Agency for Downtown's North Bank and Southside Community Redevelopment Areas, to which a Community Redevelopment Area Plan was adopted by Ordinance 2014-0560; and

WHEREAS, the City owns certain right-of-way as described in Exhibit "A" that fronts Riverside Avenue; and

WHEREAS, in order to effectuate the redevelopment of the aforementioned right-of-way, the DIA as the Community Redevelopment Agency adopted Resolution 2016-05-01, resulting in the issuance of Bid Number ISP-029-16: a Notice of Disposition / Redevelopment of City Owned Property (the "Bid"); and

WHEREAS, the Respondent was the only entity to submit a proposal in response to the Bid; and

WHEREAS, the Respondent's proposal is included as Exhibit "B" to this resolution,
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 finds that the Respondent's proposal is consistent with the North Bank and Southside Community Redevelopment Area Plan.

Section 3. The DIA finds that the Respondent's proposal furthers Redevelopment Goal 1 [state what the goal is] of the North Bank and Southside Community Redevelopment Area Plan.

Section 4. The DIA finds that the Respondent's proposal complements and furthers the successful redevelopment of the Brooklyn neighborhood

Section 5. The DIA finds that the Respondent has the financial capacity to implement their proposed plan for redevelopment in a timely manner.

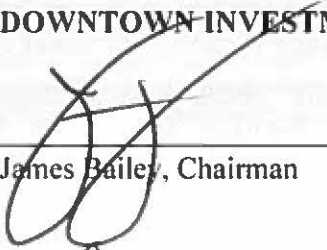
Section 6. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purpose of this resolution.

Section 7. This Resolution, 2016-09-01, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY





James Bailey, Chairman

September 28, 2016
Date

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

FORM APPROVAL:

Office of General Counsel

Please contact Ina Mezini at rmezini@coj.net for copies of Exhibit A & B.

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.