

**RESOLUTION 2016-08-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE CERTAIN PROPERTY LOCATED AT 816 WEST UNION STREET (F/K/A 'SAX SEAFOOD") EITHER AS A SINGLE PARCEL OR COMBINED WITH ALL OR PART OF THE PARCELS THAT COMPRISE THE BLOCK BOUND BY DAVIS STREET, JEFFERSON STREET, BEAVER STREET, AND UNION STREET, WITHIN THE LAVILLA NEIGHBORHOOD; 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**, in 2003 the City entered into an agreement with a developer to construct a restaurant at 816 West Union Street (Duval County Tax Parcel 075181 0000); and

**WHEREAS**, as part of the abovementioned agreement, the City contributed approximately \$2 million of local funds for the project in the form of a loan; and

**WHEREAS**, the developer did not complete construction on the building and was unable to repay the City-made loan; and

**WHEREAS**, in lieu of repayment on the aforementioned loan the City acquired the building and property from the developer; and

**WHEREAS**, since acquiring the building and property in 2008 it has remained vacant and in a state of incomplete construction; and

**WHEREAS**, without an occupant, the building will continue to fall into disrepair; and

**WHEREAS**, the DIA desires to prevent further building degradation; and

**WHEREAS**, there has been expressed interest in combining the 816 West Union Street with other City-owned parcels that comprise the block in which 816 West Union Street is located; and

**WHEREAS**, DIA desires to put the City-owned parcels into a productive use that is consistent with the North Bank and Southside Community Redevelopment Area Plan and furthers the Redevelopment Goals and Strategic Objectives contained therein; and

**WHEREAS**, the DIA desires to put City-owned parcels into a productive use that complements adjoining uses and residential areas, and generally supports the redevelopment of the LaVilla Neighborhood; and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for Downtown's North Band and Southside Community Redevelopment Areas, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560; and

**WHEREAS**, the Strategic Implementation Committee at their August 17, 2016 meeting voted unanimously to recommend that the DIA Board of Directors issue a solicitation for disposition of 816 West Union Street either as an autonomous property or as combined with other City-owned properties located on the block bound by Davis Street, Jefferson Street, Beaver Street, and Union Street, **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 Solicitation for Disposition:

1. Consistency with the Downtown North Bank and Southside Community Redevelopment Area Plan, with particular furthering of Redevelopment Goal 1: "Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment and its underlying Strategic Objectives." (MAXIMUM 20 POINTS)
2. Redevelopment of the property in a manner that complements and furthers the successful redevelopment of the LaVilla neighborhood and complements the existing contiguous commercial and residential development. (MAXIMUM 30 POINTS)
3. Timing of the redevelopment. The respondent's offer should include a development schedule identifying major milestones (e.g. date of site design commencement, date of horizontal and vertical permitting commencement, date of construction commencement). Respondents will be evaluated on both the timeliness of their proposal and their ability to adhere to their proposed development schedule. (MAXIMUM 20 POINTS)
4. Financial Offer and Capacity. The respondent's offer and financial capacity will be evaluated based on financial benefits to the City, as well as the demonstrated capacity to meet financial obligations, including financial references, existing

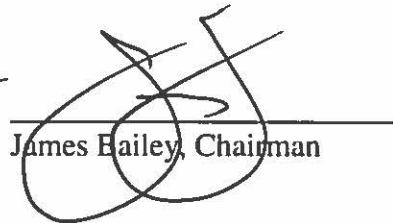
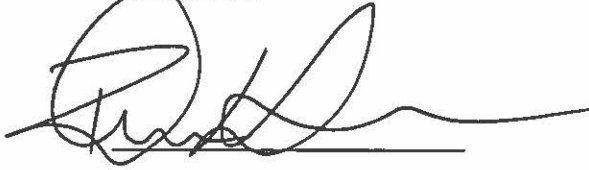
portfolio, recent experience obtaining project financing commitments, and any material litigation (if applicable). (MAXIMUM 30 POINTS)

**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.

**Section 4.** This Resolution, 2016-08-02, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
James Bailey, Chairman

August 24, 2016  
Date

VOTE: In Favor: 6 Opposed: 0 Abstained:         

FORM APPROVAL:

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Office of General Counsel