

RESOLUTION 2019-03-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO PROCURE A REAL ESTATE PROFESSIONAL FOR THE SERVICES GENERALLY STATED IN SECTION 2 OF THIS RESOLUTION; AUTHORIZING THE DIA BOARD CHAIR TO APPOINT ONE BOARD MEMBER TO PARTICIPATE IN THE SOLICITATION DEVELOPMENT AND SELECTION PROCESSES; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS AND OTHERWISE EXECUTE ALL CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, via Ordinance 2014-560-E, a Business Investment and Development Plan was created for Downtown Jacksonville; and

WHEREAS, included in the Business Investment and Development Plan is the North Bank Downtown and Southside Community Redevelopment Area Plans (“CRA Plans”); and

WHEREAS, the DIA is the Community Redevelopment Agency for Downtown, and is responsible for implementing the CRA Plans, promoting development and redevelopment in support of the CRA Plans and the disposition of property within the CRA Plans’ boundaries; and

WHEREAS, The City owns riverfront property on the Northbank of Downtown, identified by Duval County Tax Parcels 074443 0000 and 073358 0000, collectively referred to as the “Courthouse/Annex Property”; and

WHEREAS, the DIA desires to have the Courthouse/Annex Property redeveloped in a manner that complements contiguous uses; furthers the Redevelopment Goals and Strategic Objectives of the CRA Plans; and furthers private capital investment in Downtown Jacksonville, 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.

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Section 2. The DIA authorizes its CEO to procure a real estate consultant for the following general services:

- Recommendation of highest and best use(s) for the Courthouse/Annex Property and development of scoring matrix to assist Board in grading responses. The scoring matrix shall be based upon criteria and guidelines for the development of the property set forth by the Board.
- Assistance in developing a Notice of Disposition and "best in class" marketing collateral; requiring that the Notice of Disposition be presented to the DIA Board for approval prior to being issued.
- Distribution of the Notice of Disposition to the market place with the goal of maximizing exposure to the property to experienced and qualified developers.
- Assistance in vetting proposals submitted in response to a Notice of Disposition.

Section 3. The DIA authorizes its Chief Executive Officer to develop a Scope of Services as may be necessary to effectuate the purpose of this Resolution.

Section 4. The DIA authorizes its Chair to appoint one board member to participate in the solicitation development and solicitation selection processes.

Section 5. The DIA authorizes its CEO to participate in the selection process and otherwise execute contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution; providing further that any contract for services with fees totaling greater than \$50,000.00 will require DIA Board Approval prior to execution.

Section 6. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY


Craig Gibbs, Acting Chairman

03-28-19
Date

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