

RESOLUTION 2019-05-05

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A 30-DAYS NOTICE OF SOLICITATION FOR THE DISPOSITION OF AN APPROXIMATELY 3.45 ACRES OF CITY-OWNED REAL PROPERTY WITHIN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE, HAVING DUVAL COUNTY TAX PARCEL NUMBERS 074846 0000, 07844 0000, 074843 0000, 074847 0000, THE WESTERN ½ OF 074828 0005, 074834 0000, 074830 0000, AND 074832 0000 ("SITE"); 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, the City owns approximately 3.45 acres parcel of undeveloped real property identified by Duval County Tax Parcel Numbers 074846 0000, 07844 0000, 074843 0000, 074847 0000, the Western ½ of 074828 0005, 074834 0000, 074830 0000, and 074832 0000.

WHEREAS, the DIA received an unsolicited offer to purchase the Site from Vestcor Companies, Inc., the general terms of which are attached hereto as Exhibit "A"; and

WHEREAS, Vestcor Companies, Inc., proposes to construct seventy (70) units of single-family townhomes; and

WHEREAS, the DIA commissioned a LaVilla Neighborhood Development Strategy, that, in part, calls for DIA to "Introduce fee-simple products in the form of townhomes and other attached unit types in order to offer greater [home] ownership opportunities"; and

WHEREAS, the Site is located within the North Bank Downtown Community Redevelopment Area ("North Bank CRA"); and

WHEREAS, The Northbank CRA Redevelopment Goal 2 calls for DIA to "Increase rental and owner-occupied housing Downtown, targeting key demographic groups seeking a more urban lifestyle."; and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-560-E; and

WHEREAS, upon adoption of this Resolution, a 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, Section 122.434(a), Jacksonville Code of Ordinances, and Section 122.434(b), Jacksonville Code of Ordinances, will be issued, **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 proposed development plan is consistent with and in furtherance of the LaVilla Neighborhood Development Strategy and the Northbank CRA Plan.

Section 3. The DIA instructs its Chief Executive Officer take all necessary action necessary to effectuate the Solicitation for disposition of the Site.

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

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Craig Gibbs, Vice Chairman

May 15, 2019
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 1 (Gilliam)