



**Downtown Investment Authority
Strategic Implementation Committee
Hybrid In-person/Virtual Meeting
Friday, February 14TH, 2024 at 10:00 AM**

SIC AGENDA

MEMBERS:

Micah Heavener, Committee Chair
Sondra Fetner, Esq.
Scott Wohlers

John Hirabayashi
Cameron Hooper

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. FORM 8B: VOTING CONFLICT DISCLOSURES
- IV. DECEMBER 13TH, 2024 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL
- V. RESOLUTION 2025-02-06: 21 E ADAMS FAÇADE
- VI. RESOLUTION 2025-02-07: BAPTIST ALLOCATION OF DEVELOPMENT RIGHTS
- VII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VIII. ADJOURN

PHYSICAL LOCATION

City Hall at St. James
117 West Duval Street
1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202

Virtual Location

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

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**Downtown Investment Authority
Strategic Implementation Committee
Hybrid In-person/Virtual Meeting
Friday, February 14TH, 2024 at 10:00 AM**

+1 312 626 6799 US (Chicago)

International numbers available: <https://us02web.zoom.us/j/kci6eq5TFM>

TAB IV.

**DECEMBER 13TH, 2024 STRATEGIC IMPLEMENTATION COMMITTEE MEETING
MINUTES APPROVAL**



Downtown Investment Authority
Strategic Implementation Committee Meeting
Friday, December 13th, 2024
2:00 PM

Strategic Implementation Committee Meeting
MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Micah Heavener (Chair)	Scott Wohlers
Melinda B. Powers, Esq.	Patrick Krechowski, Esq., Ex Officio
John Hirabayashi	

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, Project Manager, and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

Council Members Present: None

I. CALL TO ORDER

Micah Heavener, Committee Chair, called the Strategic Implementation Committee Meeting to order at 2:02 p.m. and asked for introductions from the Board and Staff.

II. PUBLIC COMMENTS

There were no public comments.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. NOVEMBER 15TH, 2024, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

Committee Chair Heavener called for a motion on the meeting minutes.

Motion: Committee Member Wohlers moved to approve the meeting minutes.

Seconded: Committee Member Powers seconded the motion.

Seeing no discussion, Committee Chair Heavener called for a vote.

Vote: Aye: 5 Nay: 0 Abstain: 0

To ensure everyone was voting on the revised meeting minutes included in the packet, Committee Chair Heavener called for a revote on the meeting minutes.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

V. RESOLUTION 2024-12-03 JULIETTE BALCONY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") RECOMMENDING TUAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 225 N LAURA STREET (THE "PROPERTY" A/KIA "JULIETTE BALCONY") PURSUANT TO A REDEVELOPMENT AGREEMENT WITH JULIETTE BALCONY, LLC OR ASSIGNS ("OWNER" OR "DEVELOPER"); FINDING TUAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN ("BID PLAN") AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (4'CRA PLAN"); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

After giving an overview of the Downtown Preservation and Revitalization Program (DPRP), Steve Kelley explained that the resolution was a request DPRP funding for the redevelopment of a historic three-story building owned by Juliet Balcony, LLC. Developer Alan Cottrell will convert the upper floors into eight units for living space, while the ground floor will be a 1,600 square foot restaurant space, finished as a vanilla shell. He also provided a financial overview including the total cost, equity contribution, and forgivable and principal loans.

Committee Chair Heavener asked about the source of the funding. CEO Boyer responded that the DPRP is funded through the General Fund and that every DPRP approval goes through City Council.

Committee Member Wohlers asked about developer's equity and how they must put in to get it to go over that 40% threshold. Mr. Kelly responded that it was 25% and then explained.

Committee Chair Heavener opened the floor for discussion.

Committee Member Powers asked if there was a prospect for the restaurant, or if that would be considered further on in the development process. Mr. Cottrell responded that the project is expected to be ready for tenants in sixteen months. That some tenants did

expressed interest, but that it was still early in the process. He added that a tenant is expected to be identified within the next 6 to 8 months.

Committee Member Hirabayashi asked how DIA prioritizes competing projects and if there was an existing project, considered more impactful, that could compete for the same funds. CEO Boyer responded that DIA does not prioritize competing projects, and staff does not judge one against another.

Committee Member Hirabayashi expressed that he believed the guidelines were about 95% of where they needed to be and was in favor of moving forward.

Committee Chair Heavener called for a motion on the resolution.

Motion: Committee Member Powers moved to approve the resolution.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Heavener called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

Mr. Kelly pointed out a scrivener's error in the staff report and advised that it would be fixed by the Board meeting. CEO Boyer advised that the resolution would still be on the consent agenda for the Board meeting.

CEO Boyer also provided clarification concerning Resolution 2024-12-01 Gateway Grocer regarding the REV Grant structure discussed during the REPD Committee meeting. Upon further review of the ordinance code, it was noted that while DIA can approve REV Grants up to 75% for 20 years, all payments must be completed by 2045 unless council approval is obtained. Initially, the grant was structured with a maximum indebtedness of 75% for 20 years, with accelerated payments to meet this deadline. However, a revised approach is recommended to pay 75% annually until 2045, ensuring compliance with the ordinance. The \$100,000 difference from the change will be added to the completion grant.

For clarification, Board Chair Krechowski asked if Resolution 2024-12-01 Gateway Grocer would be pulled from consent. CEO Boyer responded yes and that the resolution would require a substantive amendment.

VI. ADJOURNMENT

See no further discussion, Committee Chair Heavener adjourned the meeting at 2:36 pm.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB V.

RESOLUTION 2025-02-06 21 E ADAMS STREET FACADE

RESOLUTION 2025-02-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF DIA STOREFRONT FAÇADE GRANT AGREEMENT TO 21 E ADAMS ST, LLC (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements; and

WHEREAS, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which a Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, (“BID/CRA Plan”) was adopted by Ordinance 2014-560-E and updated by Ordinance 2022-372-E; and

WHEREAS, at their June 18, 2020 meeting the Downtown Investment Authority (“DIA”) approved Resolution 2020-06-02 establishing the DIA Storefront Façade Grant Program, to provide funding for the improvement of storefronts, and, if applicable, second story façades, in the Downtown Jacksonville Historic District to activate the streetscape and the overall revitalization of Downtown Jacksonville, with funding provided through the Downtown Northbank CRA Trust Fund; and

WHEREAS, the Applicant acquired eligible property located at 21 E. Adams Street (RE# 073587-0100) and applied for funding under the DIA Storefront Façade Grant Program to facilitate improvements to the exterior of the building; and

WHEREAS, the application was reviewed by the DIA staff, found to be consistent with program guidelines and the BID Plan and CRA Plan for Downtown; and

WHEREAS, the DIA Strategic Implementation Committee, at their meeting of February 14, 2025, voted to recommend approval of the application to the DIA Board; and

WHEREAS, to assist the Grantee in making renovations to the façade of the commercial building located at 21 E. Adams Street (“the Project”) the DIA proposes to provide a Grant in an amount not to exceed EIGHT THOUSAND SEVENTY-FOUR DOLLARS (\$8,074.00) to the Grantee; and

WHEREAS, the financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A 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 hereby finds that the Project is supported by the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal Number 3: Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.
 - Facilitate the restoration and rehabilitation of Downtown’s historic building stock for use by retail/beverage/entertainment establishments.
- Goal Number 4: Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.
 - Create and promote a consistent brand for Downtown that conveys a sense of excitement and within the boundary of Downtown foster distinct neighborhood identities that evoke a unique sense of place.
- Goal Number 5: Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.
 - Support a clean and safe Downtown 24-7, including the work of Downtown Vision Inc.
 - Enforce proper maintenance of private property.

Section 3. The DIA hereby awards a DIA Storefront Façade Grant to Grantee in an amount not to exceed \$8,074 from the Combined Northbank TID in accordance with the terms of the term sheet attached hereto as Exhibit A.

Section 4. The DIA Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

Section 5. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness	Patrick Krechowski, Esq., Chairman	Date
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VOTE: In Favor: _____ Opposed: _____ Abstained: _____

DRAFT

EXHIBIT A - TERM SHEET
Resolution 2024-07-03

South of Bay Street, LLC
10 S Newnan Street
Façade Grant

Project Name: **21 E Adams Street**

Applicant: **21 E Adams St, LLC**
Elias Hionides, Manager

Estimated Rehabilitation Budget:	\$18,028
Eligible Façade Improvement Costs:	\$16,148
Maximum Façade Grant Funding (50%):	\$ 8,074

Project: Exterior renovations to 21 E. Adams Street in accordance with the application received, materially consistent with the budget found in FIGURE 1., subject to DIA Board approval.

DIA Funding: No more than **\$8,074**, through the Downtown Northbank Combined CRA.

Infrastructure: No City of Jacksonville or CRA infrastructure funding or support is requested.

Land: No City of Jacksonville or CRA land or building is requested.

Loans: No further City of Jacksonville or CRA loans have been requested.

Façade Grant:

- Maximum funding limited to the lesser of 50% of actual costs incurred on eligible improvements as supported by invoices as approved by the DIA, or \$16,148.
- Eligible costs are those outlined in Figure 1 below and are further limited to expenditures made on improvements to the exterior walls facing Adams Street materially consistent with images shown in FIGURE 2 below.
- The Grant will be funded following submission and review of a funding request form following completion of the work.
- Work shall be inspected for compliance with the application as submitted, and all invoices must be submitted for satisfactory review and approval by DIA Staff.
- The Grant approval is contingent upon the following:
 1. Only work on the street-facing storefront(s) as outlined in the application submitted is eligible for reimbursement.

2. Applicant must be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or non-compliance).
3. The property being improved may not have any outstanding liens or violations.
4. Applicant must not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property from which the grant is sought or other similar rehabilitation grants.
5. Applicant agrees to utilize City-approved JSEB subcontractors for renovation work associated with the grant where possible.
6. Must maintain the improvements in good repair.
7. All improvements must adhere to Downtown Overlay Zone and Downtown District Use and Form Regulations, and must be submitted for and receive DDRB approvals, as applicable.
8. If at any point the space is not occupied, the Applicant shall utilize its best efforts to continue to activate the streetscape. This can be accomplished through temporarily attaching art to the windows, utilizing the storefront space as an art installation or exhibition, or other creative efforts to address street activation.

Performance Schedule:

1. Façade Grant Agreement or appropriate loan document to be executed not later than three (3) months from receipt of the Draft Agreements which will establish the Façade Grant Agreement Effective Date.
2. Commencement of Construction of Façade Improvements: Within three (3) months following the Façade Grant Agreement Effective Date, Applicant commits to commencement of construction, meaning receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has begun work in earnest.
3. Substantial Completion: Within six (6) months following Commencement of Construction as defined above.
4. The DIA CEO will have authority to extend this Performance Schedule, at the CEO's sole discretion, for up to three (3) cumulative months for good cause shown by the Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Substantial Completion Date simultaneously.

Conditions:

This Term Sheet is limited by the following conditions:

1. Downtown Investment Authority to receive copies of any necessary permits, invoices, cancelled checks or documentation from other methods of payment, and other items as may be requested by the DIA in its sole discretion as evidence of eligible expenditures; and
2. Annual reporting required to demonstrate compliance with terms and conditions as approved; and

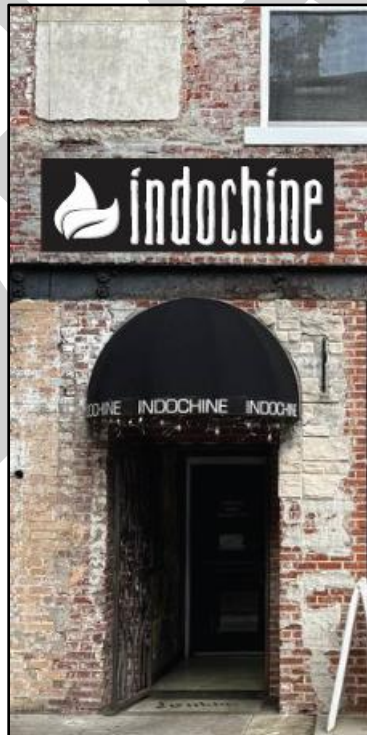
3. There may be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract.

FIGURE 1. FAÇADE BUDGET AS PROPOSED

21 East Adams Street / Façade Update			
ITEM	COSTS	ELIGIBLE?	ELIGIBLE COSTS
4 Reclaimed Shutters	\$ 1,200.00	y	\$ 1,200.00
Paint Façade	\$ 1,690.00	y	\$ 1,690.00
2 Ceiling Fans	\$ 600.00	n	\$ -
Wood Clad Ceiling	\$ 1,280.00	n	\$ -
Wrought Iron Features	\$ 6,800.00	y	\$ 6,800.00
Indochine Signage	\$ 5,708.00	y	\$ 5,708.00
New Awning	\$ 750.00	y	\$ 750.00
	\$ 18,028.00	TOTAL	\$ 16,148.00

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FIGURE 2. FAÇADE IMPROVEMENTS AS PROPOSED



SUPPLEMENTAL INFORMATION

RESOLUTION 2025-02-06 21 E ADAMS STREET FAÇADE STAFF REPORT

**DIA STRATEGIC IMPLEMENTATION COMMITTEE
STAFF REPORT FOR RESOLUTION 2025-02-06
FAÇADE GRANT**

Project Name:

21 E Adams Street

Applicant:

21 E Adams St, LLC
Elias Hionides, Manager

Project Location:

21 E Adams Street
Jacksonville, Florida 32202

Estimated Rehabilitation Budget:	\$18,028
Eligible Façade Improvement Costs:	\$16,148
Maximum Façade Grant Funding (50%):	\$ 8,074

Project Description: The applicant, 21 E Adams St, LLC, managed by Mr. Elias Hionides, purchased the building at 21 East Adams Street in August 2024, also known as former Burrito Gallery Building, from the Gallery Restaurant Group. While the Burrito Gallery closed in February of 2024, the second-floor tenant, Indochine, remains in business. After the building purchase and with new investment in building infrastructure by 21 E Adams St, LLC, Indochine signed a new 5-year lease.

Additionally, the first-floor space formerly occupied by the original Burrito Gallery is currently being renovated for a new tenant, Dorothy's Downtown, which was approved for a targeted Food and Beverage Grant in September 2024 under the DIA's Retail Enhancement Program. This Façade Project is additional enhancement to the building above and beyond the FAB REP grant and its scope.

The property is located in the Central Core neighborhood across Adams Street from the Jessie Ball duPont Center. The two-story building, built in 1910, is a contributing structure to the Historic District but it is not a Designated Landmark.

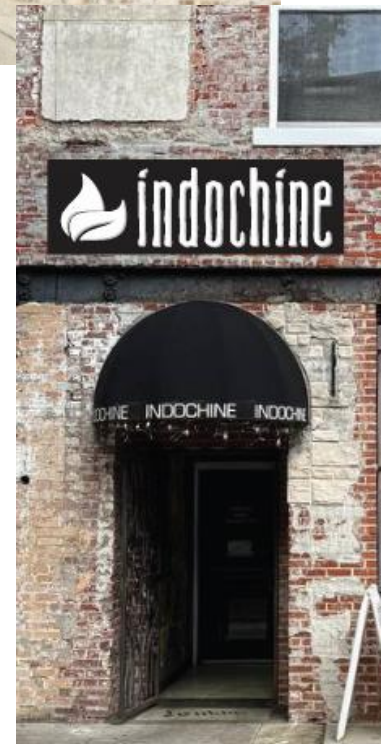
The applicant proposes improvements to the historic façade to include painting, a new awning, additional wrought iron decorative elements, shutters and new signage for Indochine.





Rehabilitation Budget

ITEM	COST	ELIGIBLE?	ELIGIBLE COSTS
4 Reclaimed Shutters	\$ 1,200.00	y	\$ 1,200.00
Paint Façade	\$ 1,690.00	y	\$ 1,690.00
2 Ceiling Fans	\$ 600.00	n	\$ -
Wood Clad Ceiling	\$ 1,280.00	n	\$ -
Wrought Iron Features	\$ 6,800.00	y	\$ 6,800.00
Indochine Signage	\$ 5,708.00	y	\$ 5,708.00
New Awning	\$750.00	y	\$ 750.00
	\$ 18,028.00	TOTAL	\$ 16,148.00



The proposed renovations have been reviewed and approved administratively by the Downtown Development Review Board.

Program Considerations:

In review of this application, it is determined that the property and applicant meet the following requirements:

1. The property was built in 1910 and meets the program requirement of being a minimum of 25 years old.
2. The gross façade of the structure is eligible as a two-story building. The façade is also eligible for the “contributing structure boost”.
3. Expenditures related to the façade are eligible for reimbursement as detailed further in the Exhibit A Term Sheet to Resolution 2025-02-06.
4. In accordance with Façade Grant Guidelines:
 - a. Property taxes are current, and the property has contributed to Duval County ad valorem for more than five years.
 - b. Improvements to the property will be made in accordance with all applicable codes and permits, as approved by the DDRB Staff. Staff can approve this type of project without DDRB review and approval per SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND FORM REGULATIONS, Sec. 656.361.7.1
 - c. Applicant is in good standing with the City, the property is not subject to outstanding Municipal Code Compliance liens or violations.
 - d. The property has not received other COJ or DIA Funding that would be duplicative with this project. As previously state, this property did receive a Targeted Food and Beverage Grant under the Retail Enhancement Program but no expenses are duplicative.

“Only storefront façades that have street frontage on a public street are eligible. “Storefront Facade” refers to the exterior façade of entire ground floor fronting the sidewalk and public street. The second story of the building may be eligible if the architectural details and construction materials of the second story are most similar to the first story when compared to the rest of the building, or if the building is only two-stories tall.”

Type	Total Project Costs	Eligible Costs	Contributing Structure Boost	Total Maximum funding via eligible costs calculation
Facade	\$18,028	\$16,148	N/A	\$8,074

Funding eligibility is determined as the lesser of 50% of eligible costs (\$16,148 X 50% = \$8,074), the square footage calculation (53 x 25 = 1,325 sq ft x \$32 per = \$42,400) or the maximum funding limit of \$75,000. Accordingly, maximum eligibility is determined to be \$8,074 for these proposed façade improvements.

Funding and compliance under the DIA Storefront Façade Grant in the amount of \$8,074 are subject to:

- The Façade Grant Agreement, or appropriate forgivable loan document, is to be executed not later than three (3) months from grantee's receipt of the Draft Agreements which will establish the Façade Grant Agreement Effective Date. Thereafter, Commencement of Construction of Façade Improvements shall occur within three (3) months following the Façade Grant Agreement Effective Date.
- The Façade Grant Agreement shall allow the DIA CEO to extend the performance schedule for up to three (3) months in her sole discretion for good cause shown by Applicant.
- Disbursement will be made following completion and inspection of the work by DIA Staff, to be supported by invoices submitted that document the actual expenditure made to complete the project substantially in accordance with the application as submitted.
- Must maintain the improvements in good repair and make ad valorem tax payments for a minimum period of five years from the date of funding.
- If at any point the space is not occupied, the Property Owner shall utilize its best efforts to continue to activate the streetscape. This can be accomplished through temporarily attaching art on the windows, utilizing the storefront space as an art installation or exhibition, or other creative efforts to address street activation.
- Other terms and conditions as found in the Exhibit A Term Sheet to resolution 2025-02-06.

TAB VI.

RESOLUTION 2025-02-07 BAPTIST ALLOCATION OF DEVELOPMENT RIGHTS

RESOLUTION 2025-02-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXERCISING ITS AUTHORITY TO NEGOTIATE, ASSIGN AND ALLOCATE DEVELOPMENT RIGHTS WITHIN THE CENTRAL BUSINESS DISTRICT PURSUANT TO CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES; ALLOCATING UP TO ONE HUNDRED THIRTY THOUSAND (130,000) SQUARE FEET OF OFFICE/MEDICAL OFFICE TO SOUTHERN BAPTIST HOSPITAL OF FLORIDA, INC. OR AFFILIATED ENTITY THEREOF; ESTABLISHING PERFORMANCE REQUIREMENTS AND CLAWBACK PROVISIONS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

WHEREAS, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District.”; and

WHEREAS, Southern Baptist Hospital of Florida, Inc. is expanding their Downtown Campus to include 130,000 square feet of new office/medical office; and

WHEREAS, the Downtown Development Review Board (“DDRB”) approved development plans for construction of the new medical facility on January 16, 2025; and

WHEREAS, the available balance of office/medical office entitlements as of the date of this resolution is 20,451,997 square feet; and

WHEREAS, the DIA finds this allocation of development rights furthers the following Business Investment & Development Strategy Redevelopment Goals:

Redevelopment Goals: No. 1 Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business,

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 hereby allocates up to one hundred thirty thousand (130,000) square feet of office/medical office entitlements to Southern Baptist Hospital of Florida, Inc., subject to the following:

- i. Upon the issuance of the final Certificate of Occupancy or functional equivalent, or in the event construction fails to commence within thirty-six (36) months from the effective date of this resolution, remaining entitlements allocated by this resolution shall return to the DIA without any further action by the City or the DIA.

Section 3. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 4. The Effective Date of this Resolution 2025-02-07 is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____