



**Downtown Investment Authority
Strategic Implementation Committee
Hybrid In-person/Virtual Meeting
Friday, November 14th, 2025, at 10:00 AM**

SIC AGENDA

MEMBERS:

Micah Heavener, Committee Chair
Scott Wohlers
John Hirabayashi

Jill Caffey
Cameron Hooper

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. FORM 8B: VOTING CONFLICT DISCLOSURES
- IV. OCTOBER 10TH, 2025 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES
- V. RESOLUTION 2025-11-01: 231 N LAURA STREET
- VI. RESOLUTION 2025-11-02: 44 W MONROE STREET
- VII. CEO REPORT
- VIII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- IX. ADJOURN

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
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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International numbers available: <https://us02web.zoom.us/j/kci6eq5TFM>

TAB IV.

**OCTOBER 10TH, 2025 STRATEGIC IMPLEMENTATION COMMITTEE MEETING
MINUTES APPROVAL**



Downtown Investment Authority
Strategic Implementation Committee Meeting
Friday, October 10th, 2025
10:00 AM

Strategic Implementation Committee Meeting
MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Micah Heavener (Chair); John Hirabayashi; Scott Wohlers; Jill Caffey; Patrick Krechowski, Ex Officio

Board Members in Attendance: Carrie Bailey

DIA Staff Present: Colin Tarbert, CEO; Steve Kelly, Director of Downtown Real Estate and Development; Allan DeVault, Project Manager; Wade McArthur, Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Mayor's Office: Bill Delaney, Council Liaison

Council Members Present: None

I. CALL TO ORDER

Micah Heavener, Committee Chair, called the Strategic Implementation Committee Meeting to order at 10:00 am and asked for introductions.

II. PUBLIC COMMENTS

There were no public comments.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JUNE 13TH, 2025, 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 Hirabayashi seconded the motion.

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

Vote: **Aye: 6** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 6-0-0

V. RESOLUTION 2025-10-02 NORTH MARKET SODL PA COMMERCIAL REVITALIZATION PROGRAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA” OR “GRANTOR”) ACTING AS THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AWARD OF DIA COMMERCIAL REVITALIZATION PROGRAM GRANT TO SODL & INGRAM, LLC (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT IN ACCORDANCE WITH PROGRAM GUIDELINES; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED ACTIVITY IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Mr. Allan Devault, CRA Redevelopment Manager, introduced this resolution, which supports a \$73,000 incentive for Sodl and Ingram, a law firm relocating from San Marco to downtown Jacksonville. The firm will lease 5,000 square feet in a mid-century modern building at Forsyth and Market Street for 10 years, employing 10 full-time staff. The incentive, part of the Commercial Revitalization Program, offsets parking costs and includes Downtown Vision gift cards to encourage local engagement.

Committee Chair Heavener called for a motion on the resolution.

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

Committee Chair Heavener opened the floor for discussion.

C (Member Wohlers): Praised the use of gift cards to encourage downtown engagement.

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

Vote: **Aye: 5** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 5-0-0

VI. RESOLUTION 2025-10-05 MUSIC HERITAGE GARDEN FUNDING

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AS THE COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA CREATING A MUSIC HERITAGE GARDEN PROJECTION AND SOUND CAPITAL PROJECT; EFFECTUATING A BUDGET TRANSFER WITHIN PLAN AUTHORIZED EXPENDITURES PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS AUTHORIZED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; AUTHORIZING THE TRANSFER OF \$1,213,740 FROM NB MUSIC HERITAGE GARDEN PROJECTION TOWER BUDGET TO NB MUSIC HERITAGE GARDEN PROJECTION AND SOUND CAPITAL PROJECT FOR THE DESIGN AND PROCUREMENT OF SPEAKERS AND PROJECTORS TOGETHER WITH ANY ANCILLARY HARDWARE, SOFTWARE OR SERVICES RELATING TO ADDITION OF THESE ELEMENTS TO MUSIC HERITAGE GARDEN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Ina Mezini, Strategic Initiatives Coordinator, presented this resolution to reallocate over \$1.2 million originally designated for a projection tower at Music Heritage Garden. Due to high construction costs and site constraints, the funds will instead support an outdoor audio system, additional projectors, and programming. The projection show will launch with a 15-minute artistic film on Jacksonville's history and run nightly, with future themed shows planned.

Committee Chair Heavener called for a motion on the resolution.

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

Committee Chair Heavener opened the floor for discussion.

Q (Member Hirabayashi): What is the projection show experience like? How often will it run?

A (Ms. Mezini): It will be a nightly 15-minute artistic show on Jacksonville's history; future shows and movie nights planned.

Q (Member Hirabayashi): Where will redirected funds go?

A (Ms. Mezini): Toward audio systems, remaining projectors, and park furnishings.

Q (Member Hirabayashi): Who will manage the projection show?

A (Ms. Mezini): DIA will manage projection show; future collaboration with Riverfront Alliance and Parks Department is expected.

Q (Member Wohlers): Will the reallocated funds be sufficient?

A (Ms. Mezini): Yes, with some funds potentially left for future programming.

Q (Committee Chair Heavener): Who is responsible for long-term equipment maintenance?

A (Ms. Mezini): DIA initially, then there will be future discussions with Riverfront Alliance for shared responsibility.

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

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VII. RESOLUTION 2025-10-07 SIP & STROLL FUNDING

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) PROVIDING FOR A FIFTY-FOUR THOUSAND DOLLAR (\$54,000.00) CONTRIBUTION TO DOWNTOWN VISION, INC. (DVI) FOR MONTHLY PROGRAMMING OF THE SOUTHBANK RIVERWALK; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2025-2026 ADMINISTRATIVE BUDGET'S EVENT CONTRIBUTION FUNDS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Ina Mezini introduced this resolution, which authorizes a \$54,000 contribution to Downtown Vision for continued production of the Sip and Stroll event on the Southbank Riverwalk. The funding covers production, security, marketing, and infrastructure. Nico explained that the event runs nine months a year and has become a key downtown activation, attracting thousands of attendees.

Committee Chair Heavener opened the floor for discussion.

Q (Board Chair Krechowski): How is the contribution used?

A (Ms. Mezini): For production, infrastructure, and marketing; paid in three installments with reporting requirements.

Q (Member Caffey): Was the same amount allocated last year?

A (Ms. Mezini): Yes, \$54,000.

Committee Chair Heavener called for a motion on the resolution.

Motion: Committee Member Wohlers moved to approve the resolution.

Seconded: Committee Member Caffey seconded the motion.

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

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VIII. RESOLUTION 2025-10-08 GATEWAY MOBILITY FEE CREDITS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING AN ASSIGNMENT OF MOBILITY FEE CREDITS TO GATEWAY JAX OR AN AFFILIATED ENTITY (“DEVELOPER”) FOR THE LESSER OF THE ACTUAL MOBILITY FEE OBLIGATION AS DETERMINED BY THE CONCURRENCY MANAGEMENT SYSTEMS OFFICE OR THE ACTUAL VERIFIED COSTS INCURRED BY THE DEVELOPER (OR THEIR ASSIGNS) ASSOCIATED WITH A BEAVER STREET ROAD DIET; 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.

Mr. Guy Parola, Director of Operations, presented this resolution, which allocates approximately \$327,000 in mobility fee credits to Gateway Jax for improvements on Beaver Street, related to Blocks N4 and N8. Parola explained that these credits offset the developer’s mobility fee obligations and are part of a \$32 million pool derived from the sunset of the Downtown DRI.

Committee Chair Heavener opened the floor for discussion.

Q (Member Hirabayashi): What is the origin and purpose of the \$32M in mobility fee credits?

A (Mr. Parola): The DIA has a \$32 million pool of mobility fee credits that can be used to offset transportation impact fees for qualifying projects. Instead of paying into the system, developers can receive credits if their project meets certain criteria.

Q (Member Hirabayashi): Where did the \$32 million come from?

A (Mr. Parola): The credits were created when the city ended its Development of Regional Impact (DRI) designation. The city monetized the remaining transportation capacity downtown, resulting in the \$32 million credit pool.

Q (Member Hirabayashi): Is this real money or a notional amount?

A (Mr. Parola): It’s a conceptual value, not actual cash. There isn’t \$32 million sitting in a fund—it’s represented by the value of existing infrastructure, like Bay Street, Forsyth Street, and other roadways.

Q (Member Wohlers): Are we confident that Gateway won’t need more than \$108,573 for Block N4 and no more than \$218,640 for Block N8 total?

A (Mr. Parola): The maximum credit amount is determined by Gateway’s mobility fee obligation—that’s the limiting factor.

Q (Board Chair Krechowski): How does Gateway's work on Beaver Street relate to the credits?

A (Mr. Parola): Gateway will make transportation improvements on Beaver Street at their own expense. If those improvements meet or exceed \$327,000, they'll receive that amount in mobility fee credits, offsetting what they would otherwise owe.

Q (Board Chair Krechowski): How does that directly relate to the mobility fees they're expected to pay—the same fees we're giving them credit for?

A (Mr. Parola): The credit is based on what they owe in mobility fees. As long as they spend at least that amount on eligible improvements, they receive the credit.

Committee Chair Heavener called for a motion on the resolution.

Motion: Committee Member Hirabayashi moved to approve the resolution.

Seconded: Committee Member Wohlers seconded the motion.

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

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

IX. RESOLUTION 2025-10-09 M.O.S.H. RDA AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") RECOMMENDING AMENDMENTS TO THAT SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. ("MOSH") DATED MAY 20, 2025, ("RDA") AND RELATED DOCUMENTS IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER ("CEO") OF THE DIA TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola also presented this resolution, which amends the redevelopment agreement with MOSH by reducing the required on-site parking from 75 to 30 spaces and allowing flexibility in parcel boundaries without reducing public park space. He explained that DIA controls over 1,400 parking spaces nearby and that parking will be paid.

Committee Chair Heavener opened the floor for discussion.

Q (Committee Chair Heavener): What parking is available nearby?

A (Guy Parola): DIA controls 1,400 spaces across two garages. The Arena Garage will be open 24/7.

Q (Committee Chair Heavener): Will parking be free?

A (Mr. Parola): No, there will be a charge for parking.

Committee Chair Heavener called for a motion on the resolution.

Motion: Committee Member Wohlers moved to approve the resolution.

Seconded: Committee Member Caffey seconded the motion.

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

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

X. ADJOURNMENT

Seeing no other matters for discussion, Committee Chair Heavener adjourned the meeting at 10:38 am.

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 2025-11-01 231 N LAURA STREET

RESOLUTION 2025-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT THE CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 231 N LAURA STREET (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH AN LLC TO BE FORMED BY MR. ALAN COTTRILL (“OWNER” OR “DEVELOPER”); FINDING THAT 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 (“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.

WHEREAS, the DIA is the Community Redevelopment Agency and Economic Development entity for Downtown Jacksonville; and

WHEREAS, the DIA is authorized by the Jacksonville City Council through Ordinance 2020-0527-E to administer the Downtown Preservation and Revitalization Program (“DPRP”) for the purpose of fostering the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic buildings within the boundaries of Downtown Jacksonville with further approval required by the City Council; and

WHEREAS, the Property, currently owned by Historic Urban Core, LLC but proposed for sale to Mr. Alan Cottrill, has been awarded designation as a local historic landmark status by the City of Jacksonville through ordinance 2025-461-E, and is a contributing structure located within the National Historic District of Downtown Jacksonville within the boundaries of the Downtown Northbank CRA; and

WHEREAS, Mr. Alan Cottrill, Owner of Avant Construction, LLC, (“Developer”) proposes to take full ownership of the property in an LLC to be formed prior to closing and to rehabilitate the Property to provide a minimum of 3,700 square feet of leasable space as a mixed-use property providing two one-bedroom apartments and approximately 1,880 square feet of retail space (including patio) proposed for rental to a local restaurateur within City Center, Downtown Jacksonville; and

WHEREAS, the private capital investment estimated to exceed \$4,700,000 in real property and improvements will increase the county ad valorem tax base over the useful life of the assets, will add to the retail tenancy and residential dwelling options in Downtown Jacksonville; and

WHEREAS, the Strategic Implementation Committee of the Downtown Investment Authority (“DIA”) met on November 14, 2025, to consider the recommendation of DPRP Loans in accordance with the program guidelines established by City Council in accordance with the terms contained in the term sheet attached hereto as Exhibit A and recommended that the DIA Board adopt Resolution 2025-11-01,

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 approves the award of not more than ONE MILLION NINE HUNDRED SEVEN THOUSAND THREE HUNDRED FORTY-FIVE AND NO/100 DOLLARS (\$1,907,345.00) to be funded through the Northbank Downtown Redevelopment Trust Fund pursuant to the Downtown Preservation and Revitalization Program guidelines in accordance with the terms set forth on the term sheet attached hereto as Exhibit A.

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 is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chairman

Date

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

**Exhibit A:
DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM
TERM SHEET**

231 N. Laura Street, Jacksonville FL 32202

Project: The project comprises the redevelopment of the historic building located at 231 N. Laura Street in City Center, Downtown Jacksonville utilizing funding through the Northbank Downtown Redevelopment Trust Fund under the Downtown Preservation and Revitalization Program (“DPRP”) guidelines.

The building located at 231 N. Laura Street with RE# 073696 0000 was originally constructed in 1957 (the “Property”). The Property was provided with local historic landmark status through ordinance 2025-461-E, and is a contributing structure located within the National Historic District of Downtown Jacksonville within the boundaries of the Downtown Northbank CRA. The two-story building of approximately 3,746 gross square feet is characterized by its rectangular form, its flat roof with a large billboard, its brick exterior, its recessed doorway, its plate glass storefront windows, its terrazzo decorative knee wall, its overall restraint in architectural detailing, and its corner signage feature on the second floor.

Upon completion of the proposed rehabilitation, the building will provide approximately 1,480 square feet of leasable commercial retail/restaurant space on the first floor and proposes two one-bedroom apartments on the second floor. Rehabilitation efforts proposed include, but are not limited to, restoring interiors to their historic condition, HVAC and ventilation replacement, plumbing and electrical code compliance work, fire sprinkler modification to meet code requirements, window waterproofing, roof repairs, providing for ADA accessibility as required, exterior repairs, and paint.

Developer/ Applicant / Borrower:

(TBD), LLC
Alan Cottrill, Managing Member

Total Development Costs (estimate):

\$4,717,300

Equity (proposed):

\$ 725,000 (15.4 % of Underwritten TDC)

City Funding: No more than **\$1,907,345.00** (through the City of Jacksonville Downtown Investment Authority), as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
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TOTAL	\$718,445	\$807,400	\$381,500	\$1,907,345
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Per DPRP program guidelines as further captured in Section 55.303 of the Ordinance Code, the proposed incentive structure and funding will be subject to further approvals by the Jacksonville City Council.

Work proposed must be reviewed and approved by the Planning and Development Department, Historic Preservation Section for consistency with the United States Secretary of Interior Standards and applicable design guidelines during application processing. Upon completion, work will be inspected and verified against plans as previously approved in conjunction with the request for funding under terms defined further in the Redevelopment Agreement.

As funding for the project is being made through the Northbank Downtown Redevelopment Trust Fund, further approval of funding appropriation from City Council will not be required.

Budget. The construction budget reviewed and approved by the DIA totals \$2,997,900 (the “Total Budget Amount”), which includes Construction Costs to be incurred in each of the funding categories (each, a “Funding Category”) and in the minimum amounts (each a “Funding Category Minimum”) set forth in the table below:

Funding Category	Funding Category Minimum
Interior Rehabilitation	\$ 413,200
Interior Restoration	\$ 34,900
Exterior	\$ 742,600
Code Compliance	\$ 1,034,800
General Requirements/Other	\$ 653,600
N/A ¹	\$ 98,800
Total Budget Amount:	\$ 2,977,900

¹ The category “N/A” is not required to be met as a Funding Category Minimum for reimbursement of other categories under the DPRP. For further clarity, there will be no reimbursement for expenditures categorized as “N/A” in the construction budget.

Minimum Expenditures: In order to be eligible for the maximum amount of the DPRP Loans, the Developer must provide evidence and documentation prior to the applicable DPRP Loan closing, sufficient to demonstrate to the DIA in its sole but reasonable discretion, the following:

- (i) a total equity capital contribution of at least SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00) (the “Required Equity”);
- (ii) Total Development Costs incurred of at least THREE MILLION NINE HUNDRED FIFTY-SEVEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$3,957,300.00) which shall exclude holding costs, tangible personal property (IT, FF&E), tenant improvements beyond vanilla shell, marketing, third party costs for risk management, developer fees, and loan fees (the “Minimum Total Development Costs”);

- (iii) Minimum Eligible Construction Costs incurred of TWO MILLION EIGHT HUNDRED SEVENTY-NINE THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$2,879,100.00), calculated as the Total Budget Amount less costs classified as “N/A” (the “Minimum Eligible Construction Costs”), and
- (iv) Construction Costs incurred of at least the Funding Category Minimum with respect to each respective Funding Category.

Notwithstanding the foregoing,

- 1) the required Minimum Total Development Costs of \$3,957,300 may be reduced by a maximum of ten percent (10%) overall, to \$3,561,570, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower’s eligibility for funding under the DPRP.
- 2) the required Minimum Eligible Construction Costs of \$2,879,100 may be reduced by a maximum of ten percent (10%) overall, to \$2,591,190, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower’s eligibility for funding under the DPRP.
- 3) any Funding Category Minimum may be reduced by a maximum of ten percent (10%) on a stand-alone basis, as determined by the DIA in its sole and absolute discretion; provided that, in such event, there shall be a pro rata reduction in any or each of the related DPRP Loans, as required. Eligibility for funding under any Funding Category shall be eliminated if the corresponding Funding Category Minimum is reduced by more than ten percent (10%).
- 4) Developer may not reallocate more than 25% of the proposed funding amount for any line item in the Budget to a different line item without prior approval from the DIA and such reallocation shall not modify the related Funding Category Minimum. In addition, the elimination of a line item from the Budget shall eliminate any funding associated with that line item and such funds may not be reallocated to any other line item without the prior approval from the DIA which approval may be given or withheld in DIA’s sole and absolute discretion.
- 5) As the Developer may incorporate the use of Historic Tax Credits in capitalization for the Project, DIA acknowledges that a tax credit investor may enter the ownership structure in an amount up to 99.99% ownership for structural purposes without a reduction in equity contributed by the Developer. In such arrangements, an entity controlled by the Developer must remain the General Partner with a minority ownership interest if utilizing a traditional HTC structure. Otherwise, in a master lease structure, an entity controlled by the Developer must have majority ownership and controlling interest in the landlord entity. Under either structure, the Developer, or its related entity, must be the surviving entity and majority owner following exercise of the put option of the tax credit investor at the end of the five-year HTC compliance period or other exit of the tax credit investor from the ownership structure.

The DIA shall have the authority, without further action by City Council, to approve reduced DPRP Loan amounts provided the Total Development Costs incurred are not less than \$3,795,750, including Minimum Eligible Construction Costs incurred of not less than \$2,589,390.

Infrastructure: No City of Jacksonville infrastructure improvements are contemplated.

Land: No City of Jacksonville land is committed to the project.

Loans/Other Funding: Future tenants are expected to present application for funding under the FAB-REP program, although information has not yet been provided for that request.

No costs may be submitted for duplicative funding under more than one DIA incentive program. However, costs incurred by the DPRP Applicant may count towards their required contribution under the Retail Enhancement Program to the extent such costs are directly attributable to space that would be occupied by the REP Grant Applicant.

Performance Schedule:

- A) Redevelopment Agreement to be approved for filing with City Council within thirty (30) days following presentation and negotiation (As captured in the Resolution approved by the DIA Board for this DPRP funding).
- B) Redevelopment Agreement to be executed within thirty (30) days of the Bill Effective Date which shall establish the Redevelopment Agreement Effective Date (To be captured in the legislation filed with City Council for approval of this DPRP funding).
- C) Commencement of Construction: Within six (6) months following the Redevelopment 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 actually broken ground to begin work.
- D) Substantial Completion: Within eighteen (18) months following Commencement of Construction as defined above.
- E) The DIA CEO will have authority to extend this Performance Schedule, in the CEO's discretion, for up to six (6) months for good cause shown by the Developer / Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Completion Date simultaneously.

Additional Commitments:

- A) The Developer commits to the development of not less than 1,800 leasable square feet in a retail/restaurant space (including patio), or other permissible uses which create taxable value for the property as may be further approved by the DIA.
- B) Applicant to provide an appraisal in support of the \$750,000 stated acquisition cost for review and acceptance by the DIA prior to filing legislation with the City Council.
- C) Recommendation as to the eligibility of the approved scope of work on the Properties by the Planning and Development Department shall be required prior to DIA Board approval of any program funding. Such recommendation by the Planning and Development Department may be conditional on further review and approvals by the State Historic

Preservation Office (“SHPO”) and/or the National Park Service (“NPS”) as may be required.

- D) Upon completion and request for funding, all work on the Properties must be inspected by the Planning and Development Department or designee for compliance with the approved application prior to funding under any DPRP loan component.
- E) Funding under the DPRP will be secured by a stand-alone, subordinate lien position on the Property behind any senior secured, third-party lender providing construction, mini-perm, or permanent financing, as long as such subordination does not alter the DIA approved maturity date of any DPRP Loan.
- F) Each DPRP Loan will be cross defaulted with one another.
- G) Payment defaults, or other defaults that trigger legal actions against the Applicant that endanger the lien position of the City, shall also be a default on the subject facilities.
- H) As the Borrower will be utilizing a combination of HPRR Forgivable Loans, and CCR Forgivable Loans, the maturity of each Forgivable Loan will be five (5) years. Principal outstanding under each note will be forgiven at the rate of 20% annually, on the anniversary date of each such funding, so long as each Forgivable Loan is not in default per DPRP Guidelines.
- I) Standard claw back provisions will apply such that:
 - a) In the event the Borrower sells, including without limitation a capital lease transaction, or otherwise transfers the Historic Building or allows permanent alteration of improvements considered material to the historic nature of the property during the first five (5) years after the disbursement of the Forgivable Loans, the following shall be due and payable at closing of the Sale:
 - i. 100% if the Sale occurs within 12 months after disbursement of the Forgivable Loan;
 - ii. 80% if the Sale occurs after 12 months but within 24 months of disbursement of the Forgivable Loan;
 - iii. 60% if the Sale occurs after 24 months but within 36 months of disbursement of the Forgivable Loan;
 - iv. 40% if the Sale occurs after 36 months but within 48 months of disbursement of the Forgivable Loan; or
 - v. 20% if the Sale occurs after 48 months but within 60 months of disbursement of the Forgivable Loan.
 - b) Changes in the proposed intended use of the property must continue to contribute towards the relevant Redevelopment Goals and Performance Measures of the DIA and shall be presented to the DIA for further approval not less than 90 days in advance of such changes, and such approval shall not be unreasonably withheld. In the event Borrower or any lessee or assignee of the Borrower uses the Project or the Historic Property or Properties for any use not contemplated by this Agreement at any time within five years following the disbursement of the Forgivable Loan or Loan without such approval, the full amount of the amounts awarded, together with all accrued but

unpaid interest thereon, may be declared by the DIA to become due and payable by the Borrower.

- J) Funding in the amount of the DPRP Deferred Principal Loan component will have a stated maturity date of ten years from the Funding Date. The loan balance is due in full upon maturity, sale, or refinancing of the property prior to maturity subject to terms of the disposition and value of the property at the time of such event.
- K) The DPRP Deferred Principal Loan component requires fixed annual interest payments equal to the total principal outstanding multiplied by the prevailing yield on the Ten-Year Treasury Note at the time of closing, unless the Senior Lender requires setting of that interest rate at an earlier date.
- L) Partial Principal reductions on the DPRP Deferred Principal Loan may be made after the fifth anniversary with no prepayment penalty; however, a minimum of 50% of the initial loan balance must remain outstanding through the loan maturity date unless the Property or Properties are sold or refinanced during that period, subject to DIA approval.
- M) DIA reserves the right to approve any sale, disposition of all or any portion of collateral property, or the refinance of senior debt prior to the forgiveness or repayment of any DPRP Loan.
- N) All Property, business, and income taxes must be current at the time of application and maintained in current status throughout the approval process, the term of the Redevelopment Agreement, and through the DPRP loan period.
- O) Payment defaults, bankruptcy filings, or other material defaults during the DPRP loan period will trigger the right for the City of Jacksonville to accelerate all amounts funded and outstanding under any or all programs at such time, plus a 20% penalty of any amounts amortized or prepaid prior to that date.

There will be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

SUPPLEMENTAL INFORMATION

RESOLUTION 2025-11-01 231 N LAURA STREET STAFF REPORT

**231 N LAURA STREET
MIXED-USE HISTORIC REHABILITATION**

**Downtown Preservation and Revitalization Program
Staff Report for DIA SIC
November 14, 2025**

Applicant: (TBD), LLC
Alan Cottrill, Managing Member

Project: Former Mag's Café building located at 231 N Laura Street
Program Request: DPRP

Total Development Cost: \$ 4,717,300

DPRP Recommended:

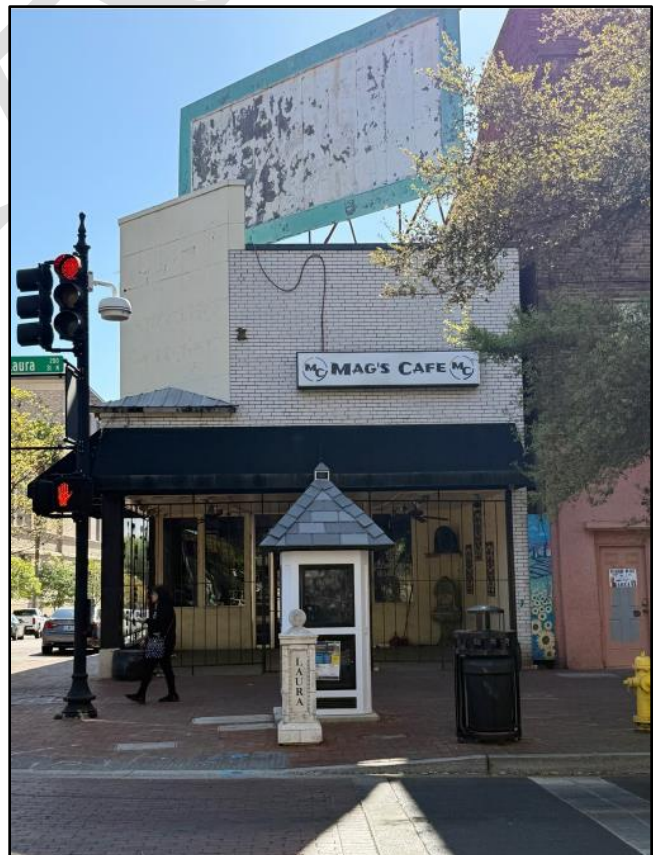
1) Historic Preservation Restoration and Rehabilitation Forgivable Loan (HPRR)	\$ 718,445
2) Code Compliance Renovations Forgivable Loan (CCR)	\$ 807,400
3) DPRP Deferred Principal Loan	<u>\$ 381,500</u>
	<u>\$ 1,907,345</u>

Property Description:

Located at 231 N. Laura Street, at the northeast corner of the intersection of Laura Street and Monroe Street, the two-story building was originally constructed in 1957 the building is characterized by its rectangular form, its flat roof with a large billboard, its brick exterior, its recessed doorway, its plate glass storefront windows, its terrazzo decorative knee wall, its overall restraint in architectural detailing, and its corner signage feature on the second floor. The building has been altered slightly from its original form including changes to the storefront, the installation of a covered awning on the secondary entrance, and the painting of a mural on the secondary facade.

The structure is currently vacant and the owner has proposed to renovate the structure to allow for commercial use on the first floor and basement and residential use on the second floor.

From the May 28, 2025, approval for local landmark status by the COJ Planning and Development Department, Historic Preservation Commission, "In



reviewing the application, the Planning Department has found the application to meet three of the seven criteria” required to achieve landmark status.

1. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation.
2. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
3. Its suitability for preservation or restoration.”

The property received full local landmark status in ordinance 2025-461 approved by the Jacksonville City Council August 2025. The first floor was used as an active restaurant site until recently, whereas the second floor has been used primarily for storage and has not been open to the public for many years. A signature feature of the building is the billboard located on the roof which also has not been used for many years. The City is holding conversations with Mr. Cottrill around coordinating use of that billboard for the benefit of the City, and improving or replacing the frame and support for the billboard is included in the construction budget as presented.

Project Summary:

As proposed, the ground floor with a signature porch facing Laura Street in the FAB-REP district is slated to be designed for an approximately 1,800 square foot restaurant space. The Owner reports that they have had substantive conversations with an established restaurant operator interested in combining the first-floor space of this building with the first-floor space of the adjacent building to achieve more than 3,500 square feet of space. Doing so, reportedly has received favorable consideration from the State of Florida’s State Historic Preservation Office that such access between the buildings, consisting of a six-foot wide passageway through the walls, will not violate the historic integrity of either property.

Similarly, the Owner intends to combine the second floor in similar fashion with a single common entrance through the stairway provided on the Monroe Street side of the subject property. The upper floor is designed to be divided into two one-bedroom, one-bath units. Combining the space with the building at 225 N Laura Street would allow the two one-bedroom units proposed for the subject to be combined by hallway with the eight apartment units proposed for the adjacent property. Further, the Owner intends to add windows to both floors on the north side of the building for the residential units as well as to add light to the first-floor dining area.

The modifications reportedly do not impact on the local landmark status or certificate of appropriateness provided by Jacksonville’s Historic Preservation Section and the ultimate approval will be the decision of the National Park Service for the property to remain eligible for Historic Tax Credits.

While a tenant has not yet been identified for the ground floor space, the developer reports strong interest from established restaurateurs which would be a welcome addition to the designated food and beverage district along Laura Street.

Renovations proposed include, but are not limited to (as summarized by the COJ Historic Preservation Section):

Interior scopes:
(Forthcoming)

Exterior scopes
(Forthcoming)

The Ownership and Development Team:

Avant Construction, General Contractor - Alan Cottrill, CEO; Barry Underwood, VP of Project Management; Derek Cece, Director of Construction; and Gaudy Santos, Senior Project Analyst & Government Liaison. Avant has been very active in the redevelopment activities throughout Downtown Jacksonville with JWB Capital and other developers and investors including redevelopment of Hardwick's Bar which was the recipient of the Urban Land Institute 2024 Award for Excellence in the Reuse/Repurpose category.

**HPS RECOMMENDATION (From the COJ Planning and Development Department, Historic Preservation Section):
(Forthcoming)****DPRP Request and Structure:**

To facilitate redevelopment of the property, the applicant requests approval of funding under the DPRP due to a funding gap in meeting cost of construction and development. The funding gap is confirmed by analysis of pro forma cash flow, supportable debt, and return on equity investment by the developers and related investors.

Pro Forma Operations

- As reflected in the Developer's pro forma, the property provides Potential Gross Income (PGI) from the residential component of more than \$91,060, increasing to \$108,825 by year ten using a growth rate of 2% annually. This equates to approximately \$5.78 per square foot placing rents at the highest end of the Downtown Jacksonville market.
- With vacancy modeled at 15% throughout the ten-year period, Effective Gross Income from the residential component is modeled at \$77,401 in the first full year of operations, increasing to \$92,502 in year ten, again using growth of 2%.
- The pro forma retail square footage provides an estimated PGI of \$49,910 (\$35.00 psf) escalating to \$59,647 by year ten, reflecting 2% growth annually.
- Total operating expenses, also modeled at 2% growth, are estimated at approximately 20.0% of EGI throughout the ten-year pro forma provided, giving consideration to the ten-year abatement on property taxes associated with the improvements.
- Management fee is modeled at 3.2% of Effective Gross Income.
- Net Operating Income under the assumptions outlined above is estimated to be \$164,794 in the first year of operations and increases to \$196,944 by year ten. The DIA pro forma NOI is sufficient to support debt totaling \$1,428,802 providing debt service coverage of 1.25X and Yield on Cost of 3.3%. Over ten years, NOI improves to \$239,853 providing debt service coverage of 1.8X.
- In total, the capital as shown including the debt as modeled and equity as proposed, including the subject DPRP funding proposed leaves a funding shortfall of approximately \$14,555. That shortfall may be met through any combination of additional debt, equity, or funding from Historic Tax Credits investors.

Capital Considerations

- Total development costs as presented equals \$4,717,300, or \$1,259.29 psf for the acquisition costs and rehabilitation of the 3,746 square foot building.
- The tax assessed value of the property in 2025 is \$326,300. According to the Duval County Tax Collector website, all property taxes are current on the property with 2025 taxes of \$6,175.45 due by March 31, 2026.

- Total equity proposed to be injected is \$725,000 (15.2% of TDC), excluding funding proposed to be provided through the Historic Tax Credit program. This amount is established as the minimum required in the term sheet as proposed.
- The property acquisition price of \$750,000 (\$200.00 psf) is supported by a third-party “As Is” appraisal prepared by Moody Williams Appraisal Group.
- Senior debt on the development is projected to be \$1,428,800, or 30.3% of TDC. Modeled over 30 years at 8.5%, annual debt service is projected to equal an estimated \$131,835, providing DSC of 1.25X.
- Historic Tax Credits are shown as a source of funding in the Sources and Uses provided by the Developer, with projected investment of \$641,600 coming through that source.

DPRP Proposed

Based upon the analysis of projected cash flows and development costs, the recommended DPRP is as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
TOTAL	\$718,445	\$807,400	\$381,500	\$1,907,345

The incentive structure and funding under the DPRP will be subject to further approvals by the Jacksonville City Council per program guidelines and Section 55.303 of the Jacksonville Ordinance Code.

Underwriting this application established the need for financial support from the City based on the extensive redevelopment costs for the buildings, deemed important to the preservation of Jacksonville’s historic building stock and consistent with the goals of the BID and CRA plan as well as the stated purpose of the Downtown Preservation and Revitalization Program.

DPRP funding limits are partially based on equity contribution in relationship to Total Development Cost (“TDC”), with Equity greater than 15% allowing for a maximum DPRP funding equal to 50% of TDC. Total equity proposed totaling \$725,000 (15.4% of TDC) meets the minimum requirement of 10% and allows DPRP funding up to 50% of TDC but is below the 25% equity level required to eliminate the requirement for a Deferred Principal Loan. As such the DPRP Deferred Principal Loan is established at a 20% of total DPRP funding, \$381,500 and is a must-pay obligation with interest payments established at the yield on the Ten-Year Treasury Note at the time of funding (modeled at 4.0%), and principal due at the ten-year maturity.

As shown below, developer equity in the property equals 15.4% of TDC, the DPRP funding is below the maximum 50% of TDC allowed by program guidelines, at 40.4%. Redevelopment of the property is proposed to be supported by a HPRR Forgivable Loan of \$718,445, a CCR Forgivable Loan of \$807,400, and a DPRP Deferred Principal Loan of \$381,500. Program guidelines allow for the HPRR and CCR Forgivable Loans to amortize concurrently with principal forgiven at the rate of 20% annually over a five-year period in the absence of default.

The DPRP Deferred Principal Loan is an interest only loan with the rate established at the level of the Ten-Year Treasury Note at the time of funding. For modeling purposes, a rate of 4.00% is used providing interest payments of \$15,260 to the City annually.

DPRP Modeling Parameters – 231 N Laura Street

Total Construction Costs:	\$ 3,528,600
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Sources	DIA Catagories	
Federal Historic Tax Credit	\$ 641,600	13.6%
HPRR Forgivable Loan	\$ 718,445	15.2%
CCR Forgivable Loan	\$ 807,400	17.1%
DPRP Deferred Principal Loan	\$ 381,500	8.1%
Other COJ Funding		0.0%
1st Position Debt	\$ 1,428,800	30.3%
Owner Equity	\$ 725,500	15.4%
Additional Funding Needed	\$ 14,555	0.3%
TOTAL SOURCES	\$ 4,717,300	100.0%

Uses		
Purchase Price	\$ 750,000	15.9%
Construction Costs	\$ 3,528,600	74.8%
A&E Costs	\$ 145,500	3.1%
Soft Costs	\$ 83,900	1.8%
Developer Fee	\$ -	0.0%
Real Estate Financing Costs	\$ 209,300	4.4%
Development Overhead	\$ -	0.0%
TOTAL USES	\$ 4,717,300	100.0%

<--- Click for Selection			
Measurement	% of TDC	DPRP Guidelines	
Developer Equity	10%	Min	of TDC
3rd Party Loan			No min or max
Subsidy, Tax Credit, Other			No min or max
Developer Combined	50%	Min	of TDC
DPRP			
Exterior	75%	Max	of eligible costs
Restoration Int	75%	Max	of eligible costs
Rehabilitation Int	30%	Max	of eligible costs
Code Compliance	75%	Max	of eligible costs
Other	20%	Max	of eligible costs
HPRR Forgivable Loan	30%	Max	of TDC
CCR Forgivable Loan	30%	Max	of TDC
DPRP Def Prin Loan	20%	Max	of TDC
DPRP Def Prin Loan		Min	Must be ≥ 20% of Gap
Other COJ Funding			0.0%
COJ Combined	50%	Max	of TDC

Maximum Funding Level	\$ 2,358,650	
DPRP Funding	\$ 1,907,345	87.8%

Project ROI:

As shown by the model below, the project ROI on the City investment is 0.50X, which equals program requirements of that threshold. The calculations are based on City benefits totaling \$952,930, based on estimated incremental ad valorem over 20 years, \$461,485 (including 10 years of tax abatement for the estimated increase in property value resulting from the improvements), Local Option Sales Tax drawn from projected restaurant revenue and lease payments of \$67,692 (restaurant sales modeled at \$400 psf), and payroll related sales tax considerations estimated at \$2,551 (LOST and payroll considerations are both then reduced to 50% for the speculative nature per DPRP Guidelines), and the interest income (10 years) and Present Value of the repayment on the Deferred Principal Loan, \$423,053.

\$4.7 Million in Capital Expenditures			
Ad Valorem Taxes Generated			
County Operating Millage	✓	(1) \$	461,485
Local Option Sales Tax	✓	(2) \$	65,141
Payroll	✓	(3) \$	2,551
Add'l Benefits Provided	✓	(4) \$	423,053
Total City Expected Benefits			\$ 952,230
Total City Investment	✓	(5)	\$ 1,907,345
Exterior wall cleaning			0.50
Fire Escape - Repair/Replacement and \$in taxable Tangible Personal Property			
(2) - Local Option Sales Tax is based on the revenue generated through retail sales, food and beverage, and commercial leases.			
(3) - Job estimates are calculated at # of jobs * avg. wage. Assumes 20% spent locally and a 1 percent sales tax over 20 years.			
(4) - Value of any additional contribution being made for the benefit of the city in consideration of the incentive			
Interest on the DPRP Deferred Principal Loan		\$	152,600
PV of the Repayment of the Deferred Principal Loan		\$	270,453
Total Add'l Benefits Provided		\$	423,053
(5) - City Incentives as follows:			
DPRP		\$	1,907,345
Land		\$	-
Other		\$	-
Total Direct Incentives		\$	1,907,345

All requirements outlined within the HPS conditional approval or as may be established by the NPS in its conditional approval (as may be applicable) must be incorporated into the redevelopment project and inspected for adherence upon completion and prior to funding.

Final review by the DDRB and adherence to findings within its conceptual approval and others as may be set into place are concurrent requirements of this recommendation for approval.

Minimum funding requirements and other terms and conditions approval and administration of the subject facilities are captured in the Exhibit A Term Sheet.

DRAFT

TAB VI.

RESOLUTION 2025-11-02 44 W MONROE STREET

RESOLUTION 2025-11-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT THE CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 38-44 W MONROE STREET (THE “PROPERTY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH HISTORIC URBAN CORE, LLC OR ITS APPROVED ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT 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 (“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.

WHEREAS, the DIA is the Community Redevelopment Agency and Economic Development entity for Downtown Jacksonville; and

WHEREAS, the DIA is authorized by the Jacksonville City Council through Ordinance 2020-0527-E to administer the Downtown Preservation and Revitalization Program (“DPRP”) for the purpose of fostering the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic buildings within the boundaries of Downtown Jacksonville with further approval required by the City Council; and

WHEREAS, the Property, owned by Historic Urban Core, LLC, has been awarded designation as a local historic landmark status by the City of Jacksonville through ordinance 2025-460-E, and is a contributing structure located within the National Historic District of Downtown Jacksonville within the boundaries of the Downtown Northbank CRA; and

WHEREAS, Mr. Rafael Godwin and Ms. Carmen Godwin, owners Historic Urban Core, LLC, (“Developer”) propose to rehabilitate the Property to provide a minimum of 5,000 square feet of leasable space as a mixed-use property providing four one-bedroom apartments and approximately 2,700 square feet of retail space proposed for retail/café space with sidewalk activation within City Center, Downtown Jacksonville; and

WHEREAS, the private capital investment estimated to exceed \$4,000,000 in real property and improvements will increase the county ad valorem tax base over the useful life of the assets, will add to the retail tenancy and residential dwelling options in Downtown Jacksonville; and

WHEREAS, the Strategic Implementation Committee of the Downtown Investment Authority (“DIA”) met on November 14, 2025, to consider the recommendation of DPRP Loans in accordance with the program guidelines established by City Council in accordance with the terms contained in the term sheet attached hereto as Exhibit A and recommended that the DIA Board adopt Resolution 2025-11-02,

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 instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary actions, including the filing of legislation before the City Council, to seek funding of not more than ONE MILLION SIX HUNDRED TWENTY THOUSAND SIX HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$1,620,655.00) to be funded through the Northbank Downtown Redevelopment Trust Fund pursuant to the Downtown Preservation and Revitalization Program guidelines in accordance with the terms set forth on the term sheet attached hereto as Exhibit A.

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 is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chairman

Date

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

Exhibit A:
DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM
TERM SHEET

38-44 W Monroe Street, Jacksonville FL 32202

Project: The project comprises the redevelopment of the historic building located at 38-44 W Monroe Street in City Center, Downtown Jacksonville utilizing funding through the Northbank Downtown Redevelopment Trust Fund under the Downtown Preservation and Revitalization Program (“DPRP”) guidelines.

The building located at 38-44 W Monroe Street with RE# 073698-0000 was originally constructed in 1947 (the “Property”). The Property was provided local historic landmark status through ordinance 2025-460-E, and is a contributing structure located within the National Historic District of Downtown Jacksonville within the boundaries of the Downtown Northbank CRA. The two-story building of approximately 5,512 gross square feet is characterized by its flat roof, its stucco exterior, its restraint in architectural ornamentation, its division into two horizontal zones, and its glass storefronts.

Upon completion of the proposed rehabilitation, the building will provide approximately 2,700 square feet of leasable commercial retail/restaurant space on the first floor and proposes four one-bedroom apartments on the second floor. Rehabilitation efforts proposed include, but are not limited to, restoring interiors to their historic condition, HVAC and ventilation replacement, plumbing and electrical code compliance work, fire sprinkler modification to meet code requirements, window waterproofing, roof repairs, providing for ADA accessibility as required, exterior repairs, and paint.

Developer/ Applicant / Borrower:

Historic Urban Core, LLC
 Carmen Godwin, Managing Member
 Rafael Godwin, Managing Member

Total Development Costs (estimate):

\$4,085,200

Equity (proposed):

\$ 625,000 (15.3% of Underwritten TDC)

City Funding: No more than **\$1,620,655** (through the City of Jacksonville Downtown Investment Authority Northbank Downtown Redevelopment Trust Fund), as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
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TOTAL	\$687,855	\$608,700	\$324,100	\$1,620,655
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Per DPRP program guidelines as further captured in Section 55.303 of the Ordinance Code, the proposed incentive structure and funding will be subject to further approvals by the Jacksonville City Council.

Work proposed must be reviewed and approved by the Planning and Development Department, Historic Preservation Section for consistency with the United States Secretary of Interior Standards and applicable design guidelines during application processing. Upon completion, work will be inspected and verified against plans as previously approved in conjunction with the request for funding under terms defined further in the Redevelopment Agreement.

As funding for the project is being made through the Northbank Downtown Redevelopment Trust Fund, further approval of funding appropriation from City Council will not be required.

Budget. The construction budget reviewed and approved by the DIA totals \$2,997,900 (the “Total Budget Amount”), which includes Construction Costs to be incurred in each of the funding categories (each, a “Funding Category”) and in the minimum amounts (each a “Funding Category Minimum”) set forth in the table below:

Funding Category	Funding Category Minimum
Exterior	\$ 356,500
Interior Restoration	\$ 109,600
Interior Rehabilitation	\$ 733,900
Code Compliance	\$ 796,400
General Requirements/Other	\$ 519,600
N/A ¹	\$ 22,300
Total Budget Amount:	\$ 2,538,300

¹ The category “N/A” is not required to be met as a Funding Category Minimum for reimbursement of other categories under the DPRP. For further clarity, there will be no reimbursement for expenditures categorized as “N/A” in the construction budget.

Minimum Expenditures: In order to be eligible for the maximum amount of the DPRP Loans, the Developer must provide evidence and documentation prior to the applicable DPRP Loan closing, sufficient to demonstrate to the DIA in its sole but reasonable discretion, the following:

- (i) a total equity capital contribution of at least SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$625,000.00) (the “Required Equity”);
- (ii) Total Development Costs incurred of at least THREE MILLION FIVE HUNDRED TWENTY-FOUR THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$3,524,100.00) which shall exclude holding costs, tangible personal property (IT, FF&E), tenant improvements beyond vanilla shell, marketing, third party costs for risk management, developer fees, and loan fees (the “Minimum Total Development Costs”);

- (iii) Minimum Eligible Construction Costs incurred of TWO MILLION FIVE HUNDRED SIXTEEN THOUSAND AND 00/100 DOLLARS (\$2,516,000.00), calculated as the Total Budget Amount less costs classified as “N/A” (the “Minimum Eligible Construction Costs”), and
- (iv) Construction Costs incurred of at least the Funding Category Minimum with respect to each respective Funding Category.

Notwithstanding the foregoing,

- 1) the required Minimum Total Development Costs of \$3,524,100 may be reduced by a maximum of ten percent (10%) overall, to \$3,171,690, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower’s eligibility for funding under the DPRP.
- 2) the required Minimum Eligible Construction Costs of \$2,516,000 may be reduced by a maximum of ten percent (10%) overall, to \$2,264,400, as determined by the DIA in its sole and absolute discretion, without affecting the Borrower’s eligibility for funding under the DPRP.
- 3) any Funding Category Minimum may be reduced by a maximum of ten percent (10%) on a stand-alone basis, as determined by the DIA in its sole and absolute discretion; provided that, in such event, there shall be a pro rata reduction in any or each of the related DPRP Loans, as required. Eligibility for funding under any Funding Category shall be eliminated if the corresponding Funding Category Minimum is reduced by more than ten percent (10%).
- 4) Developer may not reallocate more than 25% of the proposed funding amount for any line item in the Budget to a different line item without prior approval from the DIA and such reallocation shall not modify the related Funding Category Minimum. In addition, the elimination of a line item from the Budget shall eliminate any funding associated with that line item and such funds may not be reallocated to any other line item without the prior approval from the DIA which approval may be given or withheld in DIA’s sole and absolute discretion.
- 5) As the Developer may incorporate the use of Historic Tax Credits in capitalization for the Project, DIA acknowledges that a tax credit investor may enter the ownership structure in an amount up to 99.99% ownership for structural purposes without a reduction in equity contributed by the Developer. In such arrangements, an entity controlled by the Developer must remain the General Partner with a minority ownership interest if utilizing a traditional HTC structure. Otherwise, in a master lease structure, an entity controlled by the Developer must have majority ownership and controlling interest in the landlord entity. Under either structure, the Developer, or its related entity, must be the surviving entity and majority owner following exercise of the put option of the tax credit investor at the end of the five-year HTC compliance period or other exit of the tax credit investor from the ownership structure.

The DIA shall have the authority, without further action by City Council, to approve reduced DPRP Loan amounts provided the Total Development Costs incurred are not less than \$3,171,690, including Minimum Eligible Construction Costs incurred of not less than \$2,264,400.

Infrastructure: No City of Jacksonville infrastructure improvements are contemplated.

Land: No City of Jacksonville land is committed to the project.

Loans/Other Funding: Future tenants are expected to present application for funding under the FAB-REP program, although information has not yet been provided for that request.

No costs may be submitted for duplicative funding under more than one DIA incentive program. However, costs incurred by the DPRP Applicant may count towards their required contribution under the Retail Enhancement Program to the extent such costs are directly attributable to space that would be occupied by the REP Grant Applicant.

Performance Schedule:

- A) Redevelopment Agreement to be approved for filing with City Council within thirty (30) days following presentation and negotiation (As captured in the Resolution approved by the DIA Board for this DPRP funding).
- B) Redevelopment Agreement to be executed within thirty (30) days of the Bill Effective Date which shall establish the Redevelopment Agreement Effective Date (To be captured in the legislation filed with City Council for approval of this DPRP funding).
- C) Commencement of Construction: Within six (6) months following the Redevelopment 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 actually broken ground to begin work.
- D) Substantial Completion: Within eighteen (18) months following Commencement of Construction as defined above.
- E) The DIA CEO will have authority to extend this Performance Schedule, in the CEO's discretion, for up to six (6) months for good cause shown by the Developer / Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Completion Date simultaneously.

Additional Commitments:

- A) The Developer commits to the development of not less than 1,800 leasable square feet in retail/restaurant space, or other permissible uses which create taxable value for the property as may be further approved by the DIA.
- B) Applicant to provide an appraisal in support of the \$600,000 stated acquisition cost for review and acceptance by the DIA prior to filing legislation with the City Council.
- C) Recommendation as to the eligibility of the approved scope of work on the Properties by the Planning and Development Department shall be required prior to DIA Board approval of any program funding. Such recommendation by the Planning and Development Department may be conditional on further review and approvals by the State Historic

Preservation Office (“SHPO”) and/or the National Park Service (“NPS”) as may be required.

- D) Upon completion and request for funding, all work on the Properties must be inspected by the Planning and Development Department or designee for compliance with the approved application prior to funding under any DPRP loan component.
- E) Funding under the DPRP will be secured by a stand-alone, subordinate lien position on the Property behind any senior secured, third-party lender providing construction, mini-perm, or permanent financing, as long as such subordination does not alter the DIA approved maturity date of any DPRP Loan.
- F) Each DPRP Loan will be cross defaulted with one another.
- G) Payment defaults, or other defaults that trigger legal actions against the Applicant that endanger the lien position of the City, shall also be a default on the subject facilities.
- H) As the Borrower will be utilizing a combination of HPRR Forgivable Loans, and CCR Forgivable Loans, the maturity of each Forgivable Loan will be five (5) years. Principal outstanding under each note will be forgiven at the rate of 20% annually, on the anniversary date of each such funding, so long as each Forgivable Loan is not in default per DPRP Guidelines.
- I) Standard claw back provisions will apply such that:
 - a) In the event the Borrower sells, including without limitation a capital lease transaction, or otherwise transfers the Historic Building or allows permanent alteration of improvements considered material to the historic nature of the property during the first five (5) years after the disbursement of the Forgivable Loans, the following shall be due and payable at closing of the Sale:
 - i. 100% if the Sale occurs within 12 months after disbursement of the Forgivable Loan;
 - ii. 80% if the Sale occurs after 12 months but within 24 months of disbursement of the Forgivable Loan;
 - iii. 60% if the Sale occurs after 24 months but within 36 months of disbursement of the Forgivable Loan;
 - iv. 40% if the Sale occurs after 36 months but within 48 months of disbursement of the Forgivable Loan; or
 - v. 20% if the Sale occurs after 48 months but within 60 months of disbursement of the Forgivable Loan.
 - b) Changes in the proposed intended use of the property must continue to contribute towards the relevant Redevelopment Goals and Performance Measures of the DIA and shall be presented to the DIA for further approval not less than 90 days in advance of such changes, and such approval shall not be unreasonably withheld. In the event Borrower or any lessee or assignee of the Borrower uses the Project or the Historic Property or Properties for any use not contemplated by this Agreement at any time within five years following the disbursement of the Forgivable Loan or Loan without such approval, the full amount of the amounts awarded, together with all accrued but

unpaid interest thereon, may be declared by the DIA to become due and payable by the Borrower.

- J) Funding in the amount of the DPRP Deferred Principal Loan component will have a stated maturity date of ten years from the Funding Date. The loan balance is due in full upon maturity, sale, or refinancing of the property prior to maturity subject to terms of the disposition and value of the property at the time of such event.
- K) The DPRP Deferred Principal Loan component requires fixed annual interest payments equal to the total principal outstanding multiplied by the prevailing yield on the Ten-Year Treasury Note at the time of closing, unless the Senior Lender requires setting of that interest rate at an earlier date.
- L) Partial Principal reductions on the DPRP Deferred Principal Loan may be made after the fifth anniversary with no prepayment penalty; however, a minimum of 50% of the initial loan balance must remain outstanding through the loan maturity date unless the Property or Properties are sold or refinanced during that period, subject to DIA approval.
- M) DIA reserves the right to approve any sale, disposition of all or any portion of collateral property, or the refinance of senior debt prior to the forgiveness or repayment of any DPRP Loan.
- N) All Property, business, and income taxes must be current at the time of application and maintained in current status throughout the approval process, the term of the Redevelopment Agreement, and through the DPRP loan period.
- O) Payment defaults, bankruptcy filings, or other material defaults during the DPRP loan period will trigger the right for the City of Jacksonville to accelerate all amounts funded and outstanding under any or all programs at such time, plus a 20% penalty of any amounts amortized or prepaid prior to that date.

There will be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract (or multiple written contracts as is deemed necessary).

SUPPLEMENTAL INFORMATION

RESOLUTION 2025-11-02 44 W MONROE STREET STAFF REPORT

**38-44 W MONROE STREET
MIXED-USE HISTORIC REHABILITATION**

**Downtown Preservation and Revitalization Program
Staff Report for DIA SIC
November 14, 2025**

Applicant:

Historic Urban Core, LLC
Carmen Godwin, Managing Member
Rafael Godwin, Managing Member

Project:

38-44 W Monroe Street, behind the former Mag's Cafe

Program Request:

DPRP

Total Development Cost:

\$4,085,200

DPRP Recommended:

1) Historic Preservation Restoration and Rehabilitation Forgivable Loan (HPRR)	\$ 687,855
2) Code Compliance Renovations Forgivable Loan (CCR)	\$ 608,700
3) DPRP Deferred Principal Loan	<u>\$ 324,100</u>
	<u>\$1,620,655</u>

Property Description:

Located at 38-44 W. Monroe Street, just to the east of the intersection of Laura Street and Monroe Street and directly behind 231 N Laura Street (former site of Mag's Café), the two-story building was originally constructed in 1947. The building is characterized by its flat roof, its stucco exterior, its restraint in architectural ornamentation, its division into two horizontal zones, and its glass storefronts. The building has been altered over time through the installation and removal of covered awnings and signage and the replacement of the second-floor windows.



38 Monroe Street West served as the office of prominent Jacksonville architect Abner C. Hopkins from the 1950s until his death in 1972. A Texas native, Abner C. Hopkins (1904 - 1972) received his architectural degree from Texas A & M University and began his practice in Jacksonville in 1928 or 1929. In partnership with Prentiss L. Huddleston for several years during the late 1930's, Hopkins was responsible for many residential and commercial designs, especially in Jacksonville neighborhoods that grew predominately during the 1930's and into the 40's such as Brookwood Terrace, South Shores, St. Nicholas, North Shore, and Fairfax Manor. Noted commercial designs by Hopkins include the Royal Crown Bottling Co. along San Marco Boulevard (demolished), Office of the Southern Dairies (60 Stockton Street), Jack Murray's

Tourist Cabins (Philip's Highway), and the Seashole's Funeral Chapel (323 Riverside Avenue-demolished). Hopkins was also a member of the national, state, and local chapters of the American Institute of Architects.

The building is currently vacant and the Owner is proposing to renovate the structure to allow for commercial use on the first floor and residential use on the second floor.

From the May 28, 2025, approval for local landmark status by the COJ Planning and Development Department, Historic Preservation Commission, "In reviewing the application, the Planning Department has found the application to meet three of the seven criteria" required to achieve landmark status.

1. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation.
2. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
3. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state or nation.
4. Its suitability for preservation or restoration.

The property received full local landmark status in ordinance 2025-460 approved by the Jacksonville City Council August 2025. The site has been used for hair styling salons and numerous retail stores over the years, most notably as the former site of Harry's Pawn Shop but has predominantly been underutilized for many years and may be considered a blighting influence on Downtown as it is frequently seen as a gathering spot for homeless individuals.

Project Summary:

As proposed, the ground floor along Monroe Street in the FAB-REP district is slated to be configured as three separate shops averaging approximately 900 square feet targeted for café and retail uses. Four one-bedroom apartments will be located above the Monroe Street retail businesses.

Facade improvements will include new windows, café interaction with the street, new storefronts, awnings, rear balconies and other decorative elements to improve the appearance of the building and streetscape. The target market niche for the residential units is the downtown workforce, looking for flexible living space in a classic midcentury building that offers proximity to a bookstore, restaurants, coffee, the Main library, and walkability to a variety of eating, entertainment, and work options.

While the Owner's have not identified leases for the three retail spaces, they report holding discussions with prospective tenants, including a bakery, café, yoga studio, bike rental, retailer, barber and more.

Renovations proposed include, but are not limited to (as summarized by the COJ Historic Preservation Section):

Interior scopes:
(Forthcoming)

Exterior scopes
(Forthcoming)

The Ownership and Development Team:

Raef and Carmen Godwin – Ms. Godwin is a realtor focused on historic properties in the Riverside Avondale area and served as the Executive Director of Riverside Avondale Preservation (RAP) for eight years, where she played

a leadership role in the creation of the Riverside Arts Market, the John Gorrie Dog Park at Riverside Park, and the Riverside Community Garden. She restored and expanded the Historic Nassau County Jail (Amelia Island), the Historic Buckland House (Riverside), as well as various single family and multifamily residential buildings in Riverside, Avondale, Fairfax, and Murray Hill. She has also managed investment opportunities in these areas, as well as Mixontown and Springfield.

In addition to his role as Vice-President, Advertising Strategy and Operations of the PGA Tour, Mr. Godwin has also been an active investor and hands-on manager in real estate properties over the last 20+ years. His experiences include restoring and expanding historic buildings and investing in a variety of properties and vacant land in Jacksonville, Texas, and North Carolina.

Avant Construction, General Contractor - Alan Cottrill, CEO; Barry Underwood, VP of Project Management; Derek Cece, Director of Construction; and Gaudy Santos, Senior Project Analyst & Government Liaison. Avant has been very active in the redevelopment activities throughout Downtown Jacksonville with JWB Capital and other developers and investors including redevelopment of Hardwick's Bar which was the recipient of the Urban Land Institute 2024 Award for Excellence in the Reuse/Repurpose category.

Brooke A. Robbins, AIA, LEED AP, Principal Architect and Interior Designer of Robbins Design Studio P.A., established in 2016. The firm focuses on commercial projects that include numerous historic renovations throughout Downtown Jacksonville, hospitality, tenant build-outs, corporate offices, retail spaces, upper education, clinical, and military/government projects; both new construction and renovations. Ms. Robbins has over 18 years' experience as both an Architectural Project Manager and Project Architect developing projects from the programming phase through construction administration and project closeout.

**HPS RECOMMENDATION (From the COJ Planning and Development Department, Historic Preservation Section):
(Forthcoming)**

DPRP Request and Structure:

To facilitate redevelopment of the property, the applicant requests approval of funding under the DPRP due to a funding gap in meeting cost of construction and development. The funding gap is confirmed by analysis of pro forma cash flow, supportable debt, and return on equity investment by the developers and related investors.

Pro Forma Operations

- As reflected in the Developer's pro forma, the property provides Potential Gross Income (PGI) from the residential component of more than \$68,600, increasing to \$82,000 by year ten using a growth rate of 2% annually. This equates to approximately \$3.00 per square foot placing rents consistent with the Downtown Jacksonville market for units of 400 to 500 square feet.
- With vacancy modeled at 15% throughout the ten-year period, Effective Gross Income from the residential component is modeled at \$78,957 in the first full year of operations, increasing to \$94,361 in year ten, again using growth of 2%.+
- The pro forma retail square footage provides an estimated PGI of \$85,785 (\$35.00 psf) escalating to \$102,521 by year ten, reflecting 2% growth annually.
- Total operating expenses, also modeled at 2% growth, are estimated at approximately 38.9% of EGI throughout the ten-year pro forma provided, giving consideration to the ten-year abatement on property taxes associated with the improvements.

- Management fee is modeled at 6.7% of Effective Gross Income.
- Net Operating Income under the assumptions outlined above is estimated to be \$88,066 in the first year of operations and increases to \$105,247 by year ten. The DIA pro forma NOI is sufficient to support debt totaling \$763,500 providing debt service coverage of 1.25X and Yield on Cost of 2.2%. Over ten years, NOI improves to \$239,853 providing debt service coverage of 2.4X.
- In total, the capital as shown including the debt as modeled and equity as proposed, including the subject DPRP funding proposed leaves a funding shortfall of approximately \$530,045. That shortfall may be met through any combination of additional debt, equity, or a portion may come through additional funding from Historic Tax Credits investors which are limited to 20% of eligible costs.

Capital Considerations

- Total development costs as presented equals \$4,085,200, or \$741.15 psf for the acquisition costs and rehabilitation of the 5,512 square foot building.
- The tax assessed value of the property in 2025 is \$389,300. According to the Duval County Tax Collector website, all property taxes are current on the property with 2025 taxes of \$7,304.96 due by March 31, 2026.
- Total equity proposed to be injected is \$625,000 (15.3% of TDC), excluding funding proposed to be provided through the Historic Tax Credit program. This amount is established as the minimum required in the term sheet as proposed.
- The property acquisition price of \$600,000 (\$108.85 psf) is supported by a third-party "As Is" appraisal prepared by Moody Williams Appraisal Group which estimates value as \$765,000.
- Senior debt on the development is projected to be \$763,600, or 18.7% of TDC. Modeled over 30 years at 8.5%, annual debt service is projected to equal an estimated \$70,450, providing DSC of 1.25X.
- Historic Tax Credits are shown as a source of funding in the Sources and Uses provided by the Developer, with projected investment of \$545,900 coming through that source.

DPRP Proposed

Based upon the analysis of projected cash flows and development costs, the recommended DPRP is as follows:

	Historic Preservation, Restoration, and Rehabilitation Forgivable Loan (HPRR)	Code Compliance Forgivable Loan (CCR)	DPRP Deferred Principal Loan	TOTAL
TOTAL	\$687,855	\$608,700	\$324,100	\$1,620,655

The incentive structure and funding under the DPRP will be subject to further approvals by the Jacksonville City Council per program guidelines and Section 55.303 of the Jacksonville Ordinance Code.

Underwriting this application established the need for financial support from the City based on the extensive redevelopment costs for the buildings, deemed important to the preservation of Jacksonville's historic building

stock and consistent with the goals of the BID and CRA plan as well as the stated purpose of the Downtown Preservation and Revitalization Program.

DPRP funding limits are partially based on equity contribution in relationship to Total Development Cost ("TDC"), with Equity greater than 15% allowing for a maximum DPRP funding equal to 50% of TDC. Total equity proposed totaling \$625,000 (15.3% of TDC) meets the minimum requirement of 10% and allows DPRP funding up to 50% of TDC but is below the 25% equity level required to eliminate the requirement for a Deferred Principal Loan. As such the DPRP Deferred Principal Loan is established at a 20% of total DPRP funding, \$324,100 and is a must-pay obligation with interest payments established at the yield on the Ten-Year Treasury Note at the time of funding (modeled at 4.0%), and principal due at the ten-year maturity.

As shown below, developer equity in the property equals 15.3% of TDC, the DPRP funding is below the maximum 50% of TDC allowed by program guidelines, at 39.7%. Redevelopment of the property is proposed to be supported by a HPRR Forgivable Loan of \$687,855, a CCR Forgivable Loan of \$608,700, and a DPRP Deferred Principal Loan of \$324,100. Program guidelines allow for the HPRR and CCR Forgivable Loans to amortize concurrently with principal forgiven at the rate of 20% annually over a five-year period in the absence of default.

The DPRP Deferred Principal Loan is an interest only loan with the rate established at the level of the Ten-Year Treasury Note at the time of funding. For modeling purposes, a rate of 4.00% is used providing interest payments of \$12,964 to the City annually.

DPRP Modeling Parameters – 231 N Laura Street

Total Construction Costs:	\$ 3,007,645
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Sources	DIA Categories	
Federal Historic Tax Credit	\$ 545,900	13.4%
HPRR Forgivable Loan	\$ 687,855	16.8%
CCR Forgivable Loan	\$ 608,700	14.9%
DPRP Deferred Principal Loan	\$ 324,100	7.9%
Other COJ Funding		0.0%
1st Position Debt	\$ 763,600	18.7%
Owner Equity	\$ 625,000	15.3%
Additional Funding Needed	\$ 530,045	13.0%
TOTAL SOURCES	\$ 4,085,200	100.0%

Uses		
Purchase Price	\$ 610,200	14.9%
Construction Costs	\$ 3,007,600	73.6%
A&E Costs	\$ 136,800	3.3%
Soft Costs	\$ 238,800	5.8%
Developer Fee	\$ -	0.0%
Real Estate Financing Costs	\$ 91,800	2.2%
Development Overhead	\$ -	0.0%
TOTAL USES	\$ 4,085,200	100.0%

<--- Click for Selection				
DPRP Guidelines				
Measurement	% of TDC		Net of Developer Fee	Project
Developer Equity	10%	Min	of TDC	15.3%
3rd Party Loan			No min or max	18.7%
Subsidy, Tax Credit, Other			No min or max	26.3%
Developer Combined	50%	Min	of TDC	60.3%
DPRP				
Exterior	75%	Max	of eligible costs	
Restoration Int	75%	Max	of eligible costs	
Rehabilitation Int	30%	Max	of eligible costs	
Code Compliance	75%	Max	of eligible costs	
Other	20%	Max	of eligible costs	
HPRR Forgivable Loan	30%	Max	of TDC	16.8%
CCR Forgivable Loan	30%	Max	of TDC	14.9%
DPRP Def Prin Loan	20%	Max	of TDC	7.9%
DPRP Def Prin Loan		Min	Must be ≥ 20% of Gap	20.0%
Other COJ Funding				0.0%
COJ Combined	50%	Max	of TDC	39.7%

Maximum Funding Level	\$ 2,042,600	
DPRP Funding	\$ 1,620,655	86.0%

▲

▼

Project ROI:

As shown by the model below, the project ROI on the City investment is 0.53X, which exceeds program requirements of 0.50X. The calculations are based on City benefits totaling \$859,213, based on estimated

incremental ad valorem over 20 years, \$366,226 (including 10 years of tax abatement for the estimated increase in property value resulting from the improvements), Local Option Sales Tax drawn from projected restaurant revenue and lease payments of \$129,203 (restaurant sales modeled at \$400 psf), and payroll related sales tax considerations estimated at \$4,384 (LOST and payroll considerations are both reduced by 50% for the speculative nature per DPRP Guidelines), and the interest income (10 years) and Present Value of the repayment on the Deferred Principal Loan, \$359,401.

\$4.1 Million in Capital Expenditures			
Ad Valorem Taxes Generated			
County Operating Millage	✓	(1) \$	366,226
Local Option Sales Tax	✓	(2) \$	129,203
Payroll	✓	(3) \$	4,384
Add'l Benefits Provided	✓	(4) \$	359,401
Total City Expected Benefits			\$ 859,213
Total City Investment	✓	(5)	\$ 1,620,655
Exterior wall cleaning			0.530
Fire Escape - Repair/Replacement and \$in taxable Tangible Personal Property			
(2) - Local Option Sales Tax is based on the revenue generated through retail sales, food and beverage, and commercial leases.			
(3) - Job estimates are calculated at # of jobs * avg. wage. Assumes 20% spent locally and a 1 percent sales tax over 20 years.			
(4) - Value of any additional contribution being made for the benefit of the city in consideration of the incentive			
Interest on the DPRP Deferred Principal Loan		\$	129,640
PV of the Repayment of the Deferred Principal Loan		\$	229,761
Total Add'l Benefits Provided		\$	359,401
(5) - City Incentives as follows:			
DPRP		\$	1,620,655
Land		\$	-
Other		\$	-
Total Direct Incentives		\$	1,620,655

All requirements outlined within the HPS conditional approval or as may be established by the NPS in its conditional approval (as may be applicable) must be incorporated into the redevelopment project and inspected for adherence upon completion and prior to funding.

Final review by the DDRB and adherence to findings within its conceptual approval and others as may be set into place are concurrent requirements of this recommendation for approval.

Minimum funding requirements and other terms and conditions approval and administration of the subject facilities are captured in the Exhibit A Term Sheet.

DRAFT

TAB VII.
CEO REPORT



DIA: Mission, Vision, Core Values & Objectives

presented to the Strategic Implementation Committee on

November 14, 2025

Revised DIA Mission Statement

Through stewardship and collaboration, we drive investment, facilitate growth, and foster community to create a vibrant Downtown for all.

Prior DIA Mission Statement

To drive growth in business and investment, create a vibrant urban living environment and enhance quality of life in Downtown Jacksonville through the transparent and responsible leveraging of public investments, assets, infrastructure, and policy.

Revised DIA Vision Statement

Downtown Jacksonville is a collection of thriving neighborhoods united by the St. Johns River and globally recognized as the economic, civic, and cultural heart of Northeast Florida.

Prior DIA Vision Statement

Downtown Jacksonville is a dynamic, resilient, people-friendly, urban center that capitalizes on the importance of the River and is the premier location for business, sports & entertainment, culture, and urban living in the heart of the Southeastern U.S.

Revised DIA Core Values

1. **Stewardship** – responsibly managing resources and assets to ensure long-term community benefit
2. **Integrity** – acting with honesty, fairness, and principled reasoning in every decision and action
3. **Transparency** – communicating openly, sharing information clearly, and ensuring accountability in decisions and actions that impact Downtown's future
4. **Collaboration*** – working openly with public, private, and community partners to achieve shared goals for Downtown's success
5. **Visionary*** – leading with foresight, innovation, and courage to achieve Downtown's potential
6. **Professionalism*** – upholding the highest standards of excellence, expertise, and service in all we do

*newly added

DIA OBJECTIVES (2025 - 2030)

1

Position DIA as a collaborative and trusted leader in downtown redevelopment.

2

Double the residential population of Downtown Jacksonville's core.

3

Reclaim the riverfront as Jacksonville's iconic civic asset.

4

Attract investment that strengthens Jacksonville's character and positions Downtown as a destination of choice.

5

Collaborate to promote Downtown Jacksonville's transformation with clarity and impact.

NEXT STEP - DEVELOP KEY RESULTS

1

Position DIA as a collaborative and trusted leader in downtown redevelopment.

EXAMPLE

Key Result: Publish an annual public investment report clearly demonstrating the rate of return on CRA and public funds invested for major development projects.

2

Double the residential population of Downtown Jacksonville's core.

EXAMPLE

Key Result: Double the number of residents in City Center, Northcore, LaVilla, Cathedral Hill and the Sports & Entertainment districts from X,000 to X,000 by December 31, 2030.

3

Reclaim the riverfront as Jacksonville's iconic civic asset.

EXAMPLE

Key Result: Begin construction on the Shipyards West CRA parcel by DATE to provide park activation, parking and food & beverage opportunities.

4

Attract investment that strengthens Jacksonville's character and positions Downtown as a destination of choice.

EXAMPLE

Key Result: Add XXX hotel rooms in the luxury and upper-scale tiers by December 31, 202X.

5

Collaborate to promote Downtown Jacksonville's transformation with clarity and impact.

EXAMPLE

Key Result: Increase DIA's LinkedIn followers from 1000 to X000 by December 31, 202X.