



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
Thursday, October 9th, 2025, at 10:30 AM

RE&PD AGENDA

MEMBERS:

Jill Caffey, Committee Chair
Micah Heavener
Sondra Fetner, Esq.

John Hirabayashi
Carrie Bailey

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. FORM 8B: VOTING CONFLICT DISCLOSURES
- IV. AUGUST 14TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- V. RESOLUTION 2025-10-01: STARBUCKS FABREP
- VI. RESOLUTION 2025-10-03: 120 WEST ADAMS – OBSCURA REP – DEFER TO NOVEMBER
- VII. RESOLUTION 2025-10-04: SNYDER MEMORIAL METHODIST EPISCOPAL CHURCH DUE DILIGENCE
- VIII. RESOLUTION 2025-10-06: KEANES SIDEWALK ENHANCEMENT GRANT
- IX. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- X. 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:

Join Zoom Webinar

<https://us02web.zoom.us/j/81447313912?pwd=8CGgXeO9Ijepk9r9n9J2RWttE9Ps0B.1>

Webinar ID: 814 4731 3912



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
Thursday, October 9th, 2025, at 10:30 AM

Passcode: 679409

One tap mobile

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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

TAB IV.

**AUGUST 14th, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION
COMMITTEE MEETING MINUTES APPROVAL**



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, August 14th, 2025
10:00 AM

Retail Enhancement and Property Disposition Committee Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:

Jill Caffey (Chair); Carrie Bailey; Sondra Fetner, Esq.; John Hirabayashi; Patrick Krechowski, Esq. (Ex Officio)

DIA Board Members in Attendance: Cameron Hopper

DIA Staff Present: Colin Tarbert, DIA CEO; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Mayor's Office Present: None

Council Members Present: None

I. CALL TO ORDER

Committee Chair Jill Caffey called the Retail Enhancement and Property Disposition Committee Meeting to order at 10:01 AM and invited everyone to introduce themselves.

II. PUBLIC COMMENTS

There were no public comment requests.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JULY 10TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion on the meeting minutes.

Motion: Committee Member Fetner moved to approve the meeting minutes.
Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no discussion, Committee Chair Jill Caffey called for a vote.

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

THE MOTION PASSED UNANIMOUSLY 5-0-0

V. RESOLUTION 2025-08-01 Tavola Trattoria

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO TAVOLA SAN MARCO LLC ("TAVOLA TRATTORIA" OR "GRANTEE"), TO ESTABLISH A RESTAURANT IN A PROPERTY OWNED BY KINGS AVE PROPERTIES LLC LOCATED AT 1037 HENDRICKS AVE JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE SOUTHSIDE CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-01, involved Tavola Trattoria, a 4,500-square-foot Italian restaurant proposed by Carl Garrett in San Marco. The restaurant would be located in the former ReadyArts campus near BB's and was expected to create 25 to 40 jobs. The construction budget was approximately \$600,000, not including furniture and equipment, and the grant request was \$135,000 based on the core area rate of \$30 per square foot. The project scored 40 out of 55 on the evaluation rubric.

Committee Chair Caffey opened the floor for discussion.

Board Member Hooper: Why is the HVAC cost for Tavola Trattoria so high?

Allan DeVault: The building currently has no HVAC system. The cost is consistent with similar restaurant projects, such as one at Friendship Fountain, and reflects the need for a full new installation, likely with exposed ductwork.

Seeing no further discussion, Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.

Seconded: Committee Member Bailey seconded the motion.

Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VI. RESOLUTION 2025-08-02 11 SALON ON THE SOUTH BANK

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO SALON ON THE SOUTHBANK ("OR "GRANTEE"), TO ESTABLISH A SALON, SPA, SUITES AND BOUTIQUE IN A PROPERTY OWNED BY KINGS AVE PROPERTIES LLC LOCATED AT 1038 KINGS AVE JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE

DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE SOUTHSIDE CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-02 concerned Salon on the South Bank, a salon expansion proposed by Amanda Kellaway. The business planned to relocate to a 2,675-square-foot space on Kings Avenue due to the sale of its current building. The new location would allow for expanded services, including wellness treatments and medical-grade scalp therapy in partnership with Ackerman Cancer Center. The construction budget was \$225,000, with \$193,000 in eligible expenses, and the grant request was \$80,250. The project scored 33 out of 55 on the evaluation rubric.

Committee Chair Caffey opened the floor for discussion.

Committee Member Hirabayashi: What does the salon's medical partnership for cancer patients involve?

Amanda Kellaway, Applicant: The salon has partnered with Ackerman Cancer Center to provide therapeutic scalp treatments for patients undergoing proton therapy. Services include scalp detoxing, follicle analysis, and microneedling to promote hair regrowth.

Board Chair Krechowski: What is the status of the building where the salon is currently located?

Mr. Allan DeVault: The building has been listed for sale within the past six months, creating uncertainty for the tenants, including the salon.

Committee Member Bailey: How does this existing salon qualify for the grant?

Allan DeVault: The program allows grants for businesses that are expanding services or relocating due to non-financial extenuating circumstances. In this case, both conditions apply.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.

Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no further discussion, Committee Chair Caffey called for a vote on the resolution.

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

THE MOTION PASSED UNANIMOUSLY 5-0-0

VII. RESOLUTION 2025-08-03 KOTO

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE NORTHBANK DOWNTOWN COMMUNITY DEVELOPMENT AGENCY ("GRANTOR") APPROVING THE A WARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO THE KOTO JAX, LLC ("GRANTEE") TO ESTABLISH AND OPERATE A FOOD AND BEVERAGE BUSINESS IN A PROPERTY OWNED BY SADS INC LOCATED AT 927 FORSYTH STREET WEST JACKSONVILLE, FL 32202; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT

PLAN, INCLUDING THE NORTHBANK CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-03, involved Koto, a Japanese Izakaya restaurant and listening lounge proposed by Pearl Hospitality Group. The project would occupy the first two floors of a historic building at 927 W. Forsyth Street, totaling 5,200 square feet. The construction budget was \$692,000, and the grant request was \$130,000 based on square footage calculations. The project scored 42 out of 55 on the evaluation rubric.

Committee Chair Caffey opened the floor for discussion.

Committee Member Fetner: It's a cool concept with great food and I'm really happy to see them coming downtown.

Committee Member Bailey: I'm also really excited and want to wish these guys all the luck in the world.

Board Member Hooper: Will the mural on the west side of the Koto building be removed?
Paul Sifton, Property Owner: No, the mural will remain. The property owner confirmed it has been preserved with a new UV-protective clear coat and will stay as part of the building's character.

Committee Chair Caffey called for a motion on the resolution.

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

Seeing no further discussion, Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VIII. OTHER DISCUSSIONS

Guy Parola reminded the committee about the upcoming City Council Finance Committee Budget Hearing and discussed potential reallocation of funds to support the Downtown Preservation and Revitalization Program (DPRP), as well as the allocation of legal services costs across CRA districts.

IX. ADJOURNMENT

Seeing no further discussion, Committee Chair Caffey adjourned the meeting at 10:29 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 2025-10-01: STARBUCKS FABREP

RESOLUTION 2025-10-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA” OR “GRANTOR”) ACTING AS THE NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAB-REP) TO STARBUCKS JAX LLC AND JACKSONVILLE TOWER FLORIDA REALTY LP (“GRANTEES”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS IN ACCORDANCE WITH PROGRAM GUIDELINES; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK DOWNTOWN CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance 2012-0364-E created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency, and, as amended through Ordinance 2018-555-E, the City Council created the Combined Northbank Downtown Community Redevelopment Area authorizing the DIA to carry out community redevelopment under Chapter 163, Part III, Florida Statutes in accordance with a community redevelopment plan; and

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

WHEREAS, the Grantees submitted a Retail Enhancement Program application to the DIA under the Targeted Retail Activation: Food and Beverage Establishments Program to facilitate the development of a coffee shop and sidewalk café in the Hogan x Laura District of the Central Core neighborhood in Downtown Jacksonville to be known as Starbucks (“the Project”); and

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

WHEREAS, The DIA hereby finds that the Project furthers the following Goal(s) of the BID Plan:

Goal 3) Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Goal 4) Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks and attractions; and

WHEREAS, the DIA is authorized to utilize the Northbank Downtown CRA Trust Fund, in accordance with the CRA Plan, to foster the redevelopment of the Northbank Downtown Community Redevelopment Area; and

WHEREAS, to assist the Grantees in making renovations for the purposes of establishing the Project the DIA proposes to provide a Forgivable Loan secured by a note for the Food and Beverage Retail Enhancement Program funding not to exceed \$118,200 and the Sidewalk Enhancement Program not to exceed \$15,000 with total funding limited to ONE HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED DOLLARS and 00/100 (\$133,200) to the Grantees; 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 approves the award of the Food and Beverage Retail Enhancement Program Targeted Retail Activation: Food And Beverage Establishments Grant (FAB-REP) in an amount not to exceed \$133,200 from the Northbank Downtown Redevelopment Trust Fund, Forgivable Loans account to Grantees to be provided in accordance with the term sheet attached hereto as Exhibit A.

Section 3. The 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 4. 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

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

Exhibit A:

**RETAIL ENHANCEMENT PROGRAM
TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE
ESTABLISHMENTS FORGIVABLE LOAN PROGRAM TERM SHEET
(FAB-REP)**

**Starbucks
50 N Laura Street**

Project Name:	Starbucks
Co-Applicants:	Starbucks Jax LLC ("Tenant") Jacksonville Tower Florida Realty LP ("Landlord")
Total Build Out Costs:	\$579,550
Eligible Costs under FAB-REP program:	\$469,050
Maximum Eligible Funding (by square footage):	\$118,200
Sidewalk Enhancement costs:	\$24,215
Eligible Costs under FAB-REP program:	\$24,215
Maximum Eligible Funding (by maximum program guidelines):	\$15,000

Project: Tenant improvements to 50 N Laura Street, RE# 073724-0000, located in the Hogan x Laura District of the Central Core neighborhood of the Northbank Downtown CRA owned by Jacksonville Tower Florida Realty LP, in accordance with the application received. Funding will facilitate the development of a coffee shop and sidewalk cafe classified as a Type 2 establishment per FAB-REP Guidelines and submitted documents.

The applicant also agrees to operate during expanded hours, as detailed further below, and is expected to remain in business in the location at these service levels for a minimum of 5 years.

DIA Funding: No more than \$133,200 through the Northbank Downtown CRA Trust Fund, as follows:

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.

(A) FAB-REP Forgivable Loan:

- Maximum funding limited to the lesser of 50% of eligible build-out costs actually incurred as supported by invoices that have been approved by the DIA or \$118,200, to be paid from the Northbank Downtown CRA Trust Fund.
- The grant will be structured as a forgivable, 0% interest loan that will amortize at the rate of 20% on each anniversary date of the closing for 5 years so long as business operations as proposed in the business plan continue uninterrupted (unless otherwise modified with DIA approval),

subject to force majeure, and no uncured event of default exists. Each co-applicant will be a party to that forgivable note and loan agreement.

- The co-applicants acknowledge that these loan funds are awarded and shall be used in accordance with the Retail Enhancement Program Targeted Retail Activation: Food and Beverage Establishments guidelines.
- The forgivable loan will be secured by a personal guarantee of Jeremy Roberts on behalf of the Tenant and Robyn Pinson on behalf of the Landlord in the event of a default under the program or funding agreement.

(B) Sidewalk Enhancement Grant:

- Maximum funding limited to the lesser of 80% of actual costs incurred for equipment to be used in providing outdoor seating and activation as supported by invoices that have been approved by the DIA or \$15,000, to be paid from the Northbank Downtown CRA Trust Fund.
- The forgivable loan will amortize at the rate of 20% on each anniversary date of the closing so long as no event of default exists with total forgiveness on the fifth anniversary date and grantee maintains business consistent with the business type as presented in the application.
- The applicant must provide evidence that the lease for the subject property and operation of the subject business materially consistent with the business plan provided with the application is in effect for a period of not less than five years.
- Funding requires evidence of the issuance of a Sidewalk Café permit to the Grantee that would allow the use of the subject sidewalk for the intended purpose.
- Maintain operating hours materially consistent with the days and hours as represented in the application.
- Property acquired through the Sidewalk Enhancement Grant proceeds, and listed in Figures 1, must be secured or removed from the sidewalk at the end of each day.

Minimum Build Out and Equipment Costs (FAB-REP Forgivable Loan):

- The Minimum Total Build Out Costs incurred through completion to remain eligible for the FAB-REP Forgivable Loan is \$420,000. Such costs will exclude soft costs such as General Conditions, General Requirements, Overhead, Insurance, and similar expenditures not contributing to the hard costs of construction. The budget establishing Eligible Costs is summarized below in Figure 1.
- Minimum Build Out Costs may be reduced by up to 10% with a commensurate reduction in FAB-REP funding, where such funding shall not exceed 50% of such revised total.
- The total Minimum Build Out Costs shall also exclude costs incurred for non-fixed furnishings, wall decorations, and any equipment not affixed to the property as determined by the DIA in its sole discretion. Any equipment affixed to the property included in this total must remain on the property through the compliance period of the forgivable loan agreement, notwithstanding any provisions in the lease stating otherwise.
- The minimum contribution from each co-applicant towards the Minimum Build Out Costs shall be \$59,100. However, such amount may be reduced by up to 10% with reduction in Minimum Build Out and Equipment Costs but must be equal to 25% of the final Minimum Build Out Costs as submitted with the funding request and approved by the DIA.

Performance Schedule:

- A) Retail Enhancement Loan Agreement to be executed within three (3) months from the receipt of the Agreements which shall establish the Retail Enhancement Loan Agreement Effective Date. The DIA Board approval shall terminate if the Retail Enhancement Loan Agreement Effective Date is not met within the timeline established, subject to approved extensions as provided below.
- B) Commencement of Construction: Within three (3) months following the Retail Enhancement Loan 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 commenced buildout type work.
- C) Substantial Completion: Within nine (9) months following the Commencement of Construction Date, as defined above, Grantee shall provide evidence of completion of construction, payment of all subcontractors, material providers, and laborers, and receipt of licensing necessary to conduct the business as outlined in the application submitted.
- D) Business operations, consistent with the business plan provided, to commence not later than twelve (12) months following the Retail Enhancement Loan Agreement Effective Date, subject to force majeure and extensions provided herein.
- E) The DIA CEO will have the authority to extend this Performance Schedule, at the CEO's discretion, for up to three (3) months for good cause shown by the Applicant. Any extensions to the Commencement of Construction Date shall simultaneously have the same effect as extending the Completion Date.

Additional Commitments:

- 1. Prior to submission of request for disbursement under the Retail Enhancement Loan Agreement, Applicant shall establish business operations following the description as outlined in the application, business plan and as Project above. The build-out should be materially consistent with the floor plan included in Figure 2 below.
- 2. All rehabilitation work and design features must comply with all applicable city codes, ordinances, the established Downtown Development Review Board Guidelines and the Downtown Zoning Overlay.
- 3. Per FAB-REP guidelines, the award will be structured as:
 - a) Zero interest, forgivable loan payable upon completion of the work, establishment of business operations, and receipt by DIA of invoices for goods and services rendered and proof that recipients paid for such goods and services.
 - b) No interest shall accrue upon the principal of the total loan amount, with the principal forgiven over a five (5) year period.
 - c) The total principal balance will amortize 20% each year of the compliance period, so long as business operations have continued uninterrupted, subject to force majeure, and no uncured event of default exists.
 - d) At the end of five years, the loan shall be entirely forgiven on the condition that the improvements are installed and maintained in reasonably good condition, so long as business operations have continued uninterrupted, subject to force majeure, all taxes are maintained in current status with no tax certificates, and no City Code violations are incurred during the compliance period.

- e) If it is determined that the recipient(s) is in default, subject to cure periods to be defined in the Retail Enhancement Loan Agreement, full repayment of the forgivable loan plus a default rate of interest may be demanded.
4. Minimum Hours of Operation to be maintained as:
- Starbucks Hours of Operation:
- | | |
|-----------------------|--------------------|
| Monday through Friday | 6:00 am to 8:00 pm |
| Saturday | 7:00 am to 4:00 pm |
5. Minimum number of employees: A minimum of two (2) full-time equivalent employees, defined as working a minimum of 35 hours per week, shall be required for the term of this agreement. This may include owner-operators.
6. Personal Guaranty of payment and performance obligations in the event of default to be provided by Jeremy Roberts on behalf of the Tenant and Robyn Pinson on behalf of the Landlord.
7. Additional terms and conditions as may be required and as found in the Redevelopment Agreement or other documentation prepared to establish the obligations for this award.

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. Borrower shall submit a proper contractor's final affidavit and full and complete releases of liens from each contractor, subcontractor and supplier confirming final payment has been made for all materials supplied and labor furnished in connection with the Project; and
3. No progress payments shall be made by the DIA during the term of construction, and no payment shall be made prior to the satisfaction of conditions outlined herein; and
4. Annual sales and reporting required to demonstrate compliance with terms and conditions as approved; and
5. 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.

Budget as Submitted, Figures 1:

Docusign Envelope ID: 2481B096-8565-431B-8666-9E44E288BA69



INVOICE NO. 91825

TDBarr Construction LLC
5595 Hansel Ave.
Orlando, FL 32809
404.509.8550

FL License No. CBC1259979
www.tdbarrconstruction.com
travis@tdbarrconstruction.com

Owner's Name: Starbucks Jax LLC		Owner's Address: 400 Pittman St. Ste 101	
Owner's City: Orlando	Owner's Zip Code: 32801	Owner's Phone: 4073107423	Owner's Work Phone:

Project Name & Address: Starbucks build out - Tenant Improvement BOA tower Jacksonville	Email: rober1je26@gmail.com
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ITEM	DESCRIPTION	AMOUNT
Concrete	Subfloor Demo and Replacement	\$8,500.00
Metals	Metal Stud Framing	\$22,950.00
Wood and Plastic	Millwork Package \ Cabinets \ Wall Coverings	\$65,000.00
Doors and Windows	Storefront door added	\$11,000.00
Finishes	Drywall, tile, base, soffit, ceiling	\$121,560.00
Fire alarm sprinkler	Install fire alarm and add sprinkler heads	\$17,000.00
Mechanical	Add Vav for HVAC, add duct drops, plumber scope per plans	\$125,490.00
electrical	Add new electrical, starbucks lighting package	\$97,550.00

TOTAL OF THIS INVOICE **\$469,050.00**

Date Submitted: 9/19/2025

APPROVED BY OWNER:  (Owner's Signature)

SUBMITTED BY:  (Contractor's Signature)

DocuSign Envelope ID: 2481B096-8565-431B-8666-9E44E288BA69



INVOICE NO. 91825

TDBarr Construction LLC
5595 Hansel Ave.
Orlando, FL 32809
404.509.8550
FL License No. CBC1259979
www.tdbarrconstruction.com
travis@tdbarrconstruction.com

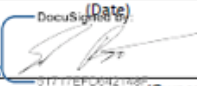
Owner's Name: Starbucks Jax LLC		Owner's Address: 400 Pittman St. Ste 101	
Owner's City: Orlando	Owner's Zip Code: 32801	Owner's Phone: 4073107423	Owner's Work Phone:

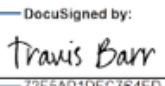
Project Name & Address: Starbucks build out - Outdoor Tables, Chairs, Umbrellas	Email: rober1je26@gmail.com
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ITEM	DESCRIPTION	AMOUNT
Tables	Starbucks specified out door tables	\$18,550.00
Chairs	Starbucks specified our door seating	\$3,465.00
Umbrellas	Starbucks specified our door umbrellas	\$2,200.00

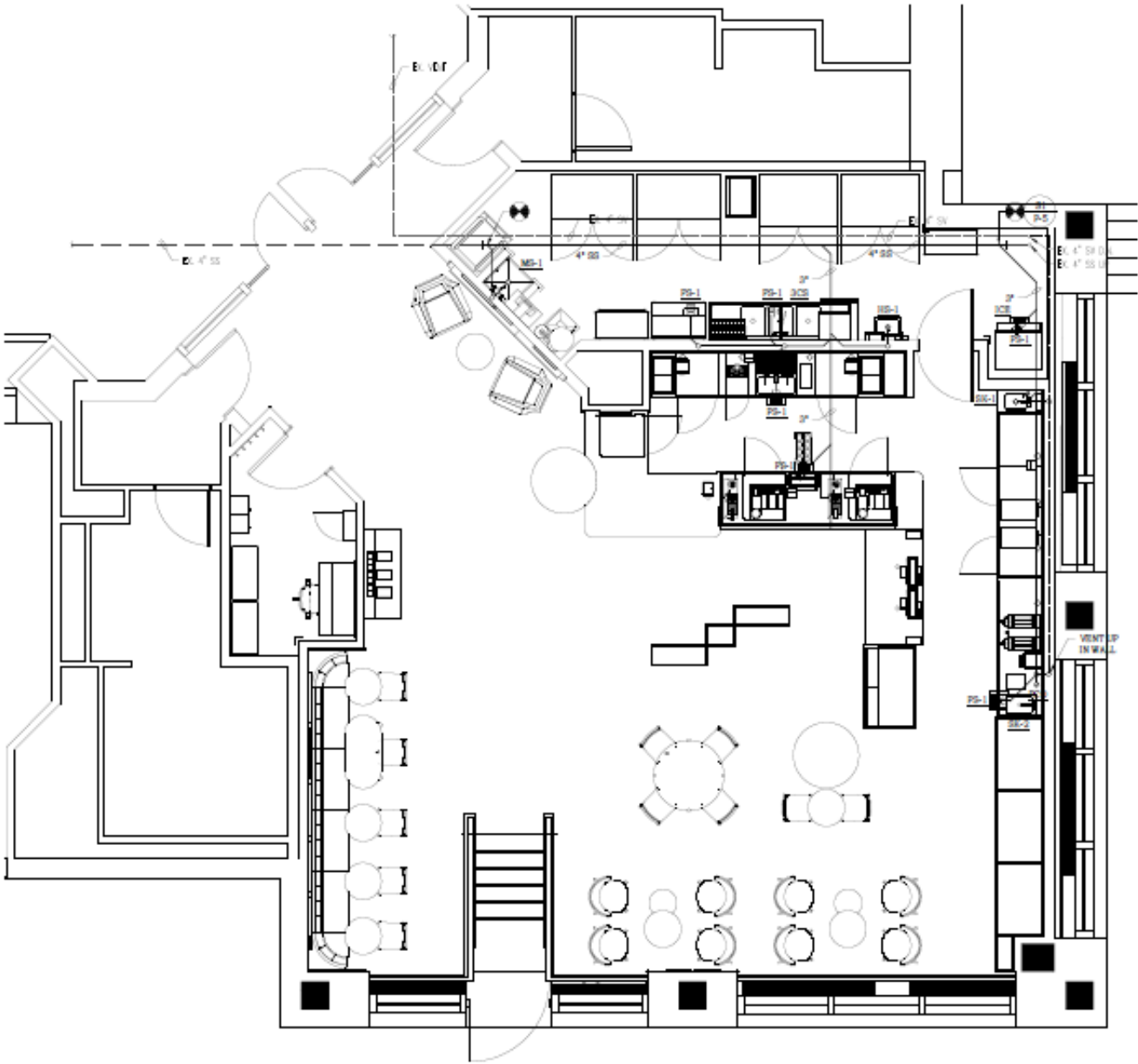
	TOTAL OF THIS INVOICE	\$24,215.00

Date Submitted: 9/19/2025

APPROVED BY OWNER:  (Date)
(Owner's Signature)

SUBMITTED BY:  DocuSigned by:
(Contractor's Signature)

Floor Plan Figure 2:



SUPPLEMENTAL INFORMATION

RESOLUTION 2025-10-01: STARBUCKS FABREP STAFF REPORT

Downtown Investment Authority

**STAFF REPORT
DIA RETAIL ENHANCEMENT PROGRAM
TARGETED RETAIL ACTIVATION:
FOOD AND BEVERAGE RETAIL ENHANCEMENT PROGRAM (FAB-REP)**

**Starbucks
50 N Laura Street**

Project:

**STARBUCKS
50 N LAURA STREET**

Co-Applicants:

**Starbucks Jax, LLC ("Tenant")
Jeremy Roberts, Owner/Licensee**

**Jacksonville Tower Florida Realty, LP (Landlord)
Robyn Pinso, Property Owner Representative**

Project Location:

**50 N Laura Street
Jacksonville, Florida 32202**

Funding Eligibility:

Type	Total
FAB-REP	\$133,200

Project Description:

The co-applicants, Starbucks Jax, LLC and Jacksonville Tower Florida Realty, LP have applied for funding under the Food and Beverage Retail Enhancement Program Grant (FAB-REP) to build out a coffee shop and sidewalk cafe at 50 North Laura Street, more commonly known as the Bank of America Tower. The space, on the corner of Laura and Bay Street, previously housed two separate retail businesses which are being combined into one. This will be the return of Starbucks to Downtown with the last one closing in 2011.

The licensee, Jeremy Roberts, resides in Orlando, FL where he owns and operates a brewery and taco restaurant called Orange County Brewery, a three-unit concept called Brew Theory which provides contract brewing and packaging for small and large





brands and is a partner in a construction company. He is also President of RE Management Group Inc. which owned and developed seven (7) restaurants, five (5) of which were Little Caesars franchises. Mr. Roberts was awarded a five-store special license agreement from Starbucks in 2024.

in 2020, the building at 50 N Laura Street was purchased by Group RMC which is an investment manager focused on long-term real estate ownership with over \$2.5 billion in real estate across 22 million square feet. Group RMC has been very active in renovating the Bank of America Tower, first with amenity areas for it's tenants, and is now focused on the lobby tenants that will additive to the City Center.

Business Plan Summary:

Mr. Roberts has a long track record of entrepreneurship, successfully starting, operating, and in some cases, selling business, primarily in the food and beverage space, and his business plan materials display those experiences. He also **clearly** understands the DIAs goals of creating "a vibrant, walkable and economically dynamic city center", as he puts it. It's evident that the plan was put together by a seasoned businessperson with the backing of a global, branded third-place hospitality and lifestyle operation while referencing such details as the Jacksonville's Downtown Design Standards.

With some assumption, many of the items discussed in more detail below were provided by Starbucks corporate who, under the lead of a new CEO, Brian Niccol, are reshaping their entire brand by returning to their roots as a welcoming community coffeehouse. They are looking to streamline operations by reducing the menu, improving speed and digital ordering, and making their cafes more comfortable.

Finally, they will be opening the space to the outside by way of a new storefront door directly into Starbucks so it can be accessed from the sidewalk but not before you pass through branded umbrellas with matching tables and chairs on one of the busiest pedestrian and vehicular corners in our Downtown.

Development Team:

(Parts taken directly from the business plan)

"Jeremy E. Roberts – Business Owner / Operator

- *Over 20 years of entrepreneurial and operational experience across food, beverage, construction, and retail sectors.*
- *Former multi-unit franchisee of Little Caesars, where he developed and operated five stores in Volusia County, Florida, before selling the company in 2014.*
- *Founder and current owner of **Orange County Brewers**, a successful brewpub and restaurant in Orlando.*
- *Founder and owner of **Brew Theory**, a 45,000 sq. ft. beverage production and co-packing facility offering contract brewing, packaging, and quality assurance services.*



- Partner in **TDBARR Construction**, specializing in office tenant improvements, commercial buildouts, hotel renovation, and restaurant development.
- Awarded a five-store special license agreement from Starbucks in 2024, underscoring both his financial capacity and Starbucks' confidence in his ability to operate multiple units successfully.
- Active member of the Young Presidents' Organization (YPO), Orlando and Atlas Chapters.

Jeremy's proven ability to launch, operate, and scale businesses across multiple industries demonstrates the operational discipline and business acumen required to successfully introduce Starbucks to Downtown Jacksonville."

Additionally, Starbucks Jax, LLC will receive support for Starbucks Corporation in the form of operation & training, supply chain & quality control, technology & innovation, and brand standards and compliance.

Operating Plan and Employment Summary:

While about half of the existing Starbucks are company owned stores, as mentioned previously, the Bank of America location will be a licensed store which comes with most of the same requirements



including training, branding and, of course, product line up but also allows for some flexibility in other areas like hours of operation. Based on current Downtown activity and pedestrian traffic, the Bank of America store will be open a little later in the morning than some and only open for special on Sundays.

The menu will be reflective of other stores which

includes standard drip coffee and espresso-based drinks, 25 Frappuccino's, hot and iced teas, seasonal specialties, and long list of other unique beverage choices. Additionally, this store will offer quickly prepared or grab and go morning croissants, bagels and pastries, 11 different lunch sandwiches and protein boxes and snack and treats like cookies, cake pops and quick bite, packaged snacks.

A store manager will be hired well prior to opening to oversee daily operations, scheduling and customer service while, shift supervisors will provide in-store leadership during operating hours to approximately 25 baristas and support staff.

The proposed hours of operation, which surpass minimum FAB-REP program requirements and provide additional weekend hours to existing Downtown options, are as follows:

Day of the Week	Open	Close
Monday thru Friday	6:00 am	8:00 pm
Saturday	7:00 am	4:00 pm
Sunday	Special events	

Target Market:

Starbucks is an internationally renowned company with approximately 39,000 locations worldwide which carries with it a vast audience of customers from all ages and backgrounds. As previously mentioned, there is also a void in Downtown of the brand since 2011 with exception of Baptist Hospital and a branded coffee machine at the Hyatt.

Pulling directly from their Mr. Roberts business plan, their specific target market is:

- **Primary:** *Urban professionals (ages 25–45) employed in downtown offices, with median incomes above \$60,000.*
- **Secondary:** *Gen Z students, tourists, and downtown residents drawn to Starbucks' seasonal drinks and welcoming space.*
- **Psychographics:** *Busy, socially conscious, digitally connected individuals who value quality, convenience, and community.*

Marketing Summary:

As a licensee, the fee that goes back to corporate is specifically slated for a comprehensive brand marketing campaign that spends relatively little on traditional advertising compared to competitors (like Dunkin'). Instead, it invests in digital buzz, app engagement, in-store storytelling, and seasonal rituals as its main “venues” for advertising. While they



do some traditional media like transit ads in urban markets, they rely more on partnerships and co-branding with streaming music, 3rd party delivery providers and grocery store end caps.

Again, directly from Mr. Robert's business plan, this store's specific strategy is:

The marketing strategy for the Starbucks at the Bank of America Tower is designed to leverage the power of the global Starbucks brand while tailoring outreach to the specific needs of Downtown Jacksonville. The plan focuses on generating strong opening momentum, building long-term customer loyalty, and aligning with DIA's objectives of street activation and placemaking.

Operating Budget:

As can be imagined, Starbucks has a formula based proforma that is adapted to each individual location. All cost of goods sold, labor, and other expenses are very closely monitored to provide adequate, and sometimes significant, return for royalty fees and ad revenue for Starbucks corporation as well as profit to the licensee. Based on tens of thousands of stores in operation, they assume a 5% first year sales growth with a more modest increase in the subsequent years. Driven mostly by average check and transactions per day, the Bank of America Starbucks shows strong profitability from the outset, even when reducing their assumed transactions per day by 35%. These

projections were shown for ten years.



Property Consideration:

As previously mentioned, the Bank of America Tower has a new ownership group that are deeply invested in reviving their

tenant experience, pivoting toward how those needs which have changed post-pandemic and, more uniquely, engaging with the public and outside audience. With this, they will be adding an exterior door and outside umbrellas and seating on a plaza adjacent to the sidewalks on Bay and Laura street. The owners are also heavily investing in the build out of Starbucks, well above and beyond FAB REP criteria, in addition to first year rent concessions. Plans for a full service, mid to upscale restaurant are also in the works for the future.

Development Budget:

Starbucks Jax LLC provided a detailed interior build out budget that does include furniture and fixtures but no equipment for drink or food preparation which totals over \$1 million. As previously mentioned, the landlord is contributing a very fair tenant improvement allowance. Beyond the proposed FAB REP grant, the capital will come from a combination of a private capital fund loan and the owner's personal investment. Again, based on the experience of the operator/licensee, Starbucks corporation and the building ownership group, these numbers all align with developing a successful store.

FAB-REP Considerations:

FAB-REP imposes three caps in the determination of the funding recommendation. Funding is limited to the lesser of these three approaches:

- 1) Funding Limitation Per Square Foot:
 - a. Starbucks is a Type II establishment under FAB-REP guidelines which limit funding to \$50 per square foot.
- DIA staff calculates the total possible funding via square footage as:

- Coffee Shop and Cafe – 2,362 sq ft x \$50 = \$118,200
 - Total funding eligibility calculated by this measure - **\$118,200**
- 2) Budget Limitation: Build Out and Equipment Budget Limitation: FAB-REP guidelines limit funding to 50% of eligible costs, totaling \$469,050 in this project. At a 50% margin, funding eligibility by this measure is **\$234,525**.
 - 3) Guideline cap for a Type II project is **\$200,000**.

Therefore, the maximum funding for the coffee shop shall be \$118,200 by way of the square feet calculation.

Per program guidelines, the Business Owner (Tenant) and Property Owner (Landlord) are each to provide a minimum of 25% of costs determined to be eligible for funding. With DIA funding capped at \$118,200 by way of the square footage calculation (1 above), a minimum of \$59,100 toward eligible costs must be funded by each party. Per information provided by the co-applicants, the Landlord (Jacksonville Tower Florida Realty, LP) will provide rent concessions for the initial lease year as well as significant contribution toward tenant improvement. The Tenant (Starbucks Jax LLC) will provide over \$800,000 toward the construction cost plus overruns, in addition to equipment and additional startup costs.



Sidewalk Enhancement Grant Considerations:

Per the BID strategy, additional funds will be available to FAB-REP grant recipients as a Sidewalk Enhancement Grant to reimburse up to 80% of eligible outdoor dining improvement costs but not to exceed \$15,000. Starbucks Jax, LLC has provided a separate budget to utilize this grant to create outdoor spaces that enhance the sidewalk experience along the Laura and Bay Street corridors. Starbucks Jax, LLC has submitted additional plans to include tables, chairs, and umbrellas, all specified by Starbucks Corporate. At night, the applicant proposes to bring in all furniture.

The Owner estimates this at a cost of \$24,215, of which the grant offers 80% (\$24,215 x 80%), or \$19,372, which exceeds the maximum eligible amount. Therefore, the limitation of \$15,000 is imposed for this recommendation. **See Figure 3**

Retail Enhancement Scoring Rubric:

Per Retail Enhancement Grant Guidelines, applications are scored using a rubric that rates the business plan and the anticipated contribution to local property taxes and sales taxes. A minimum score of 30 points out of 55 points possible is required to have the proposed project referred to the

REPD Committee for funding consideration. With a score of 42, the subject proposal does qualify for consideration by the Board. Retail Enhancement Scoring for the subject redevelopment is found below:

A. Business Plan (see point breakdown below) – (up to 40 points)

Categories	Points Available	Points scored
The plan shows good short-term profit potential and contains realistic financial projections	10	9
The submitted business plan was extensive and detailed. The proformas were formulaic based, detailed and realistic. While the daily guest count may take a little time to reach average Starbucks level, it still showed the ability for a good, immediate profit.		
The plan shows how the business will target a clearly defined market and its competitive edge	5	5
In addition to Starbucks' extensive work and understanding of their market, Mr. Roberts went a step further in focusing on Downtown Jacksonville.		
The plan shows that the management team has the skills and experience to make the business successful	10	8
Mr. Robert's experience and track record score a 10 out of 10, but at this time, there are no other parts of the management team have been identified. This still leaves little doubt that a strong team will be assembled.		
The plan shows that the entrepreneur has made or will make a personal (equity) investment in the business venture	10	9
Mr. Roberts will invest at least \$800,000 in a 2,300 square-foot location, separate from TI and FAB REP grants.		
Number of FTE job positions created in excess of the required two (2) positions	5	4
Starbucks Jax will hire a management team plus 25 barista and support staff.		
TOTAL	40	36

B. Expansion of the local property tax base by stimulating new investment in existing Downtown properties (up to 5 points for properties five years and older and an additional 5 points if the property is a historic property (local landmark status or contributing structure status) – maximum of 10 points)

Properties	Points Available	Points scored
50 N Laura Street	5	2
This operation is likely to have little to no effect on the property taxes for 50 N Laura, but the addition of a Starbucks on our main street after a long absence has positive rippling effects on the perception of Downtown that will result in more interest and investment.		
Historic Property	N/A	N/A
Total	10	2

- C. Expansion of the state and local sales tax base by increasing sales for new or existing shops (up to 5 points)

Expansion of sales tax	Points Available	Points scored
Coffee shop and sidewalk cafe	5	4
With a first-year projection of over \$1.2 million, the sales tax revenue is significant especially in relation to the square footage occupied.		
Total	5	4
Total	55	42

Staff review of the application indicates the proposed project meets the Redevelopment Goals within Downtown Jacksonville as outlined below:

Goal 3: Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Goal 5. Improve the perception and reality of safety, cleanliness, and maintenance in Downtown Jacksonville for residents, workers, and visitors.

Property Tax Consideration:

Property taxes are current on the property, and the building is within the defined Hogan x Laura district as found in the FAB-REP Guidelines.

Program Eligibility:

Based on the information presented in this staff report, DIA staff finds the proposed project eligible for funding under the application submitted based on the following calculations:

Type	Total
FAB-REP Forgivable Loan	\$ 118,200
Sidewalk Enhancement	\$15,000

FAB-REP Additional Conditions:

1. No interest shall accrue upon the principal of the total FAB-REP forgivable loan amount with the principal forgiven over a five (5) year period.
2. In the absence of default, the total principal balance will amortize 20% each year of the compliance period.
3. At the end of five years, the forgivable loan shall be forgiven in its entirety on the condition the improvements are installed and maintained in reasonably good condition, and no City Code violations are incurred during the compliance period.

4. If it is determined that the recipient(s) are in default, interest and full payment of the forgivable loan may be demanded, subject to applicable cure periods.

5. Further approvals of exterior improvements may be required by the Downtown Development Review Board.

See the Term Sheet, Exhibit A to Resolution 2025-10-01, for additional information on proposed terms and conditions.

DRAFT

Figures 1: Construction Budget (eligible items only):

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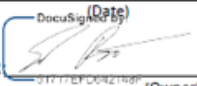
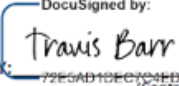
		INVOICE NO. <u>91825</u>	
Owner's Name: Starbucks Jax LLC		Owner's Address: 400 Pittman St. Ste 101	
Owner's City: Orlando	Owner's Zip Code: 32801	Owner's Phone: 4073107423	Owner's Work Phone:
Project Name & Address: Starbucks build out - Tenant Improvement BOA tower Jacksonville			Email: roberlje26@gmail.com
ITEM	DESCRIPTION	AMOUNT	
Concrete	Subfloor Demo and Replacement	\$8,500.00	
Metals	Metal Stud Framing	\$22,950.00	
Wood and Plastic	Millwork Package \ Cabinets \ Wall Coverings	\$65,000.00	
Doors and Window	Storefront door added	\$11,000.00	
Finishes	Drywall, tile, base, soffit, ceiling	\$121,560.00	
Fire alarm sprinkler	Install fire alarm and add sprinkler heads	\$17,000.00	
Mechanical	Add Vav for HVAC, add duct drops, plumber scope per plans	\$125,490.00	
electrical	Add new electrical, starbucks lighting package	\$97,550.00	
TOTAL OF THIS INVOICE		\$469,050.00	
Date Submitted: <u>9/19/2025</u>			
APPROVED BY OWNER: 		SUBMITTED BY: 	
(Owner's Signature)		(Contractor's Signature)	

Figure 2: Floor Plan:

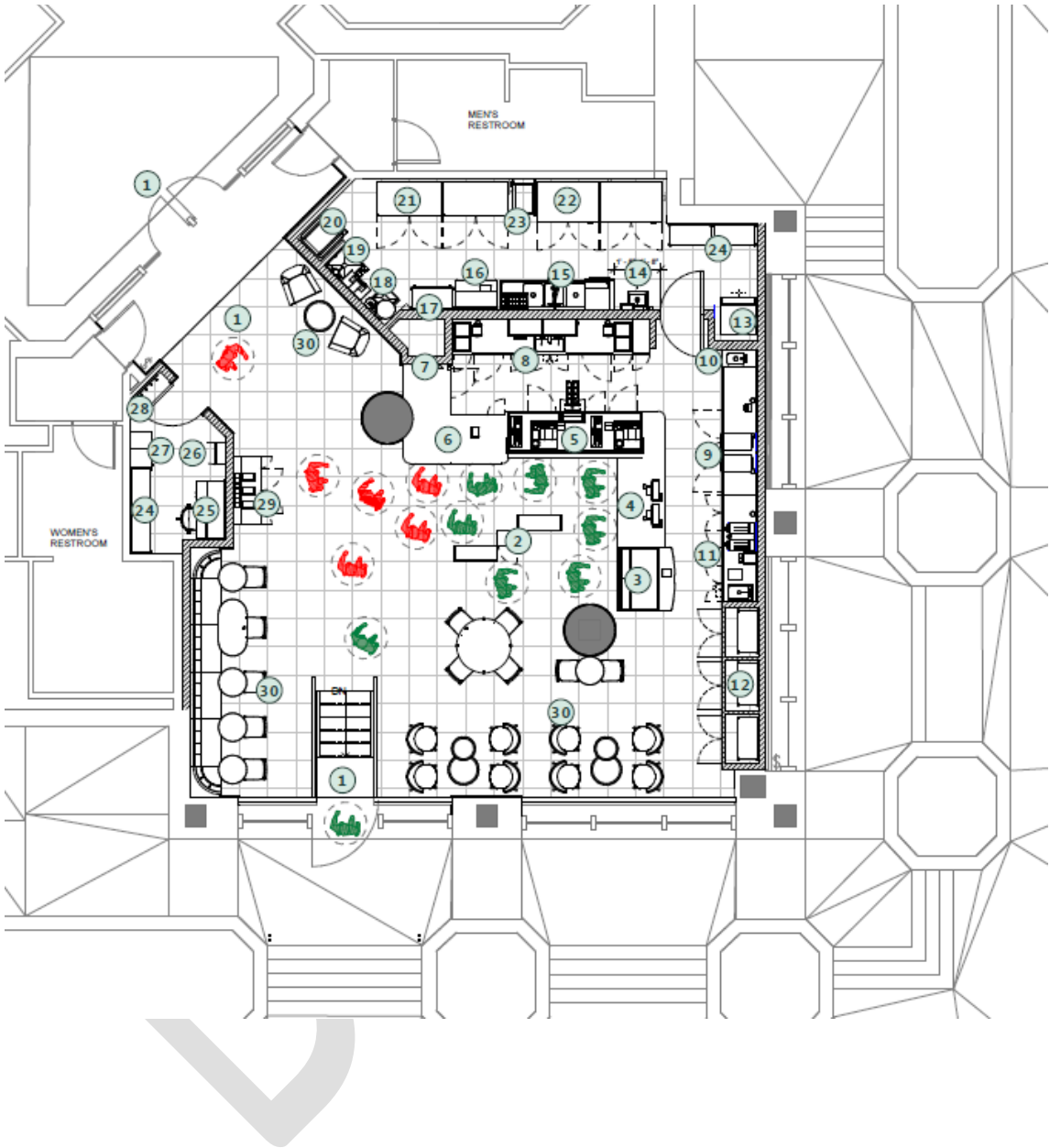





Figure 3: Sidewalk Budget:

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		INVOICE NO. 91825	
		TDBarr Construction LLC 5595 Hansel Ave. Orlando, FL 32809 404.509.8550 FL License No. CBC1259979 www.tdbarrconstruction.com travis@tdbarrconstruction.com	
Owner's Name: Starbucks Jax LLC		Owner's Address: 400 Pittman St. Ste 101	
Owner's City: Orlando	Owner's Zip Code: 32801	Owner's Phone: 4073107423	Owner's Work Phone:
Project Name & Address: Starbucks build out - Outdoor Tables, Chairs, Umbrellas			Email: roberlje26@gmail.com
ITEM	DESCRIPTION	AMOUNT	
Tables	Starbucks specified out door tables	\$18,550.00	
Chairs	Starbucks specified our door seating	\$3,465.00	
Umbrellas	Starbucks specified our door umbrellas	\$2,200.00	
TOTAL OF THIS INVOICE		\$24,215.00	
Date Submitted: 9/19/2025			
APPROVED BY OWNER:  (Date)		DocuSigned by: SUBMITTED BY: 	
(Owner's Signature)		(Contractor's Signature)	

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TAB VI.

**RESOLUTION 2025-10-03: 120 WEST ADAMS – OBSCURA REP
(DEFER TO NOVEMBER)**

TAB VII.

**RESOLUTION 2025-10-04: SNYDER MEMORIAL METHODIST EPISCOPAL CHURCH
DUE DILIGENCE**

RESOLUTION 2025-10-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO DEVELOP A SOLICITION FOR DUE DILIGENCE SERVICES FOR THAT PROPERTY REFERRED TO AS THE SNYDER MEMORIAL METHODIST EPISCOPAL CHURCH AS MORE FULLY IDENTIFIED ON EXHIBIT A, WITH THOSE SERVICES SOUGHT MORE FULLY IDENTIFIED IN EXHIBIT B; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO UTILIZE THAT FUNDING SOURCE(S) IDENTIFIED IN SECTION 3 OF THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority has identified that property known as Snyder Memorial Methodist Episcopal Church, as more fully depicted on **Exhibit A** (“Snyder Memorial”), for future property disposition; and

WHEREAS, the Downtown Investment Authority desires to undertake certain due diligence activities (“Due Diligence Services”) as identified in **Exhibit B** in advance of any property disposition.

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 its Chief Executive Officer to seek solicitations for Due Diligence Services in accordance with **Exhibit B** for the Snyder Memorial property as identified in **Exhibit A**.

Section 3. The DIA instructs its Chief Executive Officer to utilize the below funding source(s) for the procurement of such services as described in Section 2, above, in an amount of up to \$25,000.

Source:	Amount
Northbank Professional Services	(\$25,000)

Section 4. The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

Section 5. This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Patrick Krechowski, Esq., Chair

Date

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

Exhibit A
Snyder Memorial



Snyder Memorial Methodist Episcopal Church located at 226 N Laura Street (073750-0000) being more particularly described as follows:

The East 3.76 feet of Lot 5 and all of Lot 6, Block 38, Harts Map of Jacksonville, of the former Public Records of Duval County, Florida.

Exhibit B
Due Diligence Services

The following Due Diligence Services will be procured through competitive solicitation. The services may be procured through a single solicitation for all services, or through multiple solicitations for discrete services. Additional services as may be recommended by the Office of General Council, the Department of Public Works, the Office of Administrative Services, JEA, or the Florida Department of Transportation may be included, provided that such services are consistent with and in furtherance of the intent of this Resolution 2025-10-04.

- 1) Survey of property
- 2) Ensure title insurability
- 3) Environmental (Phase I) and geotechnical investigation

TAB VIII.

RESOLUTION 2025-10-06: KEANES SIDEWALK ENHANCEMENT GRANT

RESOLUTION 2025-10-06

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA” OR “GRANTOR”) ACTING AS THE COMBINED NORTHBANK DOWNTOWN COMMUNITY DEVELOPMENT AGENCY APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE SIDEWALK ENHANCEMENT LOAN TO 323 E BAY STREET, LLC (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED SIDEWALK CAFÉ FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance 2012-0364-E created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency, and, as amended through Ordinance 2018-555-E, the City Council created the Combined Northbank Downtown Community Redevelopment Area authorizing the DIA to carry out community redevelopment under Chapter 163, Part III, Florida Statutes in accordance with a community redevelopment plan; and

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

WHEREAS, the Grantee submitted a Retail Enhancement Program - Sidewalk Enhancement application to the DIA under the Targeted Retail Activation: Food and Beverage Establishments Program adopted by DIA pursuant to Resolution 2020-06-01 and as modified by Resolution 2021-12-02; and

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

WHEREAS, The DIA hereby finds that the Project is supported by the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal 3: Increase and diversify the number and type of retail, food, and beverage, and entertainment establishments within Downtown.
- Goal 4: Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.
- Goal 6: Improve the walkability/bike-ability of Downtown and pedestrian and bicycle connectivity between Downtown and adjacent neighborhoods and the St. Johns River

WHEREAS, the DIA is authorized to utilize the Northbank Downtown CRA Trust Fund, in accordance with the CRA Plan, to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, there are sufficient funds available within the Northbank CRA approved budget for Retail Enhancement to fund this request; and

WHEREAS, to assist the Grantee in activating Downtown by adding additional sidewalk service area to their existing restaurant, DIA staff recommends that the DIA approve a Sidewalk Enhancement Forgivable Loan in the amount not to exceed FIVE THOUSAND SIX HUNDRED TWENTY EIGHT AND 00/100 (\$5,628.00) to the Grantee in accordance with the terms of the established program and the application attached hereto as Exhibit A; and

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 a Retail Enhancement Grant Sidewalk Enhancement Grant in the amount of \$4,400.00 from the Combined Northbank CRA to Grantee to be provided in accordance with the application attached hereto as Exhibit A and the adopted Sidewalk Enhancement program guidelines.

Section 3. This award is subject to each of the following prior to reimbursement for eligible expenditures as may be submitted:

- a) Maximum funding limited to 80% of actual costs incurred as supported by invoices, but not more than \$5,628.00, and
- b) Evidence that the lease for the subject property and operation of the subject business has been renewed for a period of not less than five years.
- c) Issuance of a Sidewalk Café permit to Grantee that would allow use of the subject sidewalk for the intended purpose, and
- d) A notarized statement from Bay Street Warehousing, LLC, as property owner and landlord, authorizing operations related to this Sidewalk Enhancement application.
- e) Sidewalk furniture shall be materially consistent with the items listed in Exhibit A, attached hereto.

Section 4. The Chief Executive Officer is hereby authorized to negotiate and execute the Loan Agreement or equivalent and otherwise take all necessary action in connection therewith 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.

*** SIGNATURES FOUND ON THE FOLLOWING PAGE ***

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness






Patrick Krechowski, Esq., Chairman

Date

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

DRAFT

EXHIBIT A
Resolution 2025-10-06

ITEM	STORE	PHOTO	PRICE	QUANTITY	TOTAL
TABLES/CHAIRS	WEBSTaurant		Only \$494.99 /Each Discounted shipping with ADP	6	\$2,969.94
UMBRELLAS	WEBSTaurant		Only \$299.99 /Each Ship free with ADP	6	\$1,799.94
CITRUS TREES	HOME DEPOT		\$48⁶⁵	6	\$291.90
PLANTER BOXES	HOME DEPOT		\$123¹⁷ /package	6	\$739.02
SOIL FOR PLANTERS	HOME DEPOT		\$774⁵⁶ /pallet FREE DELIVERY	1	\$774.56
WALL LIGHTING	HOME DEPOT		\$91⁹⁵	5	\$459.75
				TOTAL:	\$7,035.11

*****Additional soil for planters listed above is for applicant provided, custom fabricated 30" x 30" x 36" black, movable planters. Failure to provide agreed upon additional planters will result in soil not being an eligible expense**

SUPPLEMENTAL INFORMATION

**RESOLUTION 2025-10-06: KEANES SIDEWALK ENHANCEMENT GRANT
STAFF REPORT**

DIA Staff Report
Keane's Irish Pub
Sidewalk Enhancement Grant Program
October 9, 2025

Project name / Applicant:

323 E Bay Street, LLC d/b/a Keane's Irish Pub

Evan Rajta, Operating Partner

Project Location:

315 E Bay Street

Jacksonville, Florida 32202

Total Project Costs:	\$7,035.00	100%
Applicant Contribution:	\$1,407.00	20%
Funding Request:	\$5,628.00	80%

Recommended Funding:	\$5,62800	80% of Eligible Costs
-----------------------------	------------------	------------------------------

Project Description:

The applicant, 323 E Bay Street, LLC d/b/a Keane's Irish Pub, has applied for funding under the Retail Enhancement Grant, Sidewalk Enhancement Stand-Alone program.

Bellwether proposes adding six-four top tables, twenty-four chairs, six umbrellas and six citrus trees in planters to the sidewalk in front of their soon to open location at 315 East Bay Street in order to draw more attention to the restaurant, liven up the downtown area, and to provide more outdoor seating. For security, the applicant proposes bringing the tables, chairs, and umbrellas indoors after closing each night. This is considered an eligible activity under the program guidelines.

The subject property is located within the Elbow defined district of the Targeted Retail Activation: Food and Beverage Establishments Program (FAB-REP) adopted by DIA pursuant to Resolution 2020-06-01. Property taxes have been confirmed to have been paid for the 2025 tax year at the subject location as required.

Staff Recommendation:

Staff recommends approval of this request as submitted with funding under the Retail Enhancement Grant Program upon purchase and installation of the equipment as proposed subject to the following terms and conditions:

1. Maximum funding limited to 80% of actual costs incurred as supported by invoices, but not more than \$5,628.00.

DIA Staff Report
Keane's Irish Pub
Sidewalk Enhancement Grant Program
October 9, 2025

2. Additional soil for planters is for applicant provided custom fabricated 30" x 30" x 36" black, movable planters. Failure to provide agreed upon additional planters will result in soil not being an eligible expense
3. Evidence that the lease for the subject property and operation of the subject business has been renewed for a period of not less than five years.
4. Submission of a valid Sidewalk Café Permit.
5. A notarized statement from Bay Street Warehousing, LLC, as property owner and landlord, authorizing operations related to this Sidewalk Enhancement application.