

**RESOLUTION 2026-03-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY APPROVING A SIX-MONTH EXTENSION OF THE DEVELOPER PERFORMANCE SCHEDULE FOR THE RESTAURANT IMPROVEMENTS AT ONE RIVERSIDE PURSUANT TO AMENDMENT TWO TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE, THE DOWNTOWN INVESTMENT AUTHORITY, AND FUQUA BCDC ONE RIVERSIDE PROJECT OWNER, LLC; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO EXECUTE AN EXTENSION APPROVAL LETTER AND TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Jacksonville (the “City”), the Downtown Investment Authority (the “DIA”), and Fuqua BCDC One Riverside Project Owner, LLC (the “Developer”) entered into that certain Redevelopment Agreement dated December 20, 2021, as amended, including Amendment Two authorized by Ordinance 2024-452-E (collectively, the “RDA”); and

**WHEREAS**, pursuant to Section 4.1(a)(ix) of Amendment Two to the RDA, the Developer is required to Substantially Complete construction of the Phase I Residential Improvements and the Restaurant Improvements by the Residential Completion Date, as defined therein; and

**WHEREAS**, Section 4.1(c) of the RDA authorizes the DIA Board to grant extensions to the Completion Date of the Developer Performance Schedule; and

**WHEREAS**, by correspondence dated February 10, 2026, the Developer, through its counsel, Cyndy Trimmer of Driver McAfee Hawthorne and Diebenow, PLLC, requested a six-month extension of the March 30, 2026 deadline to complete the Restaurant Improvements at One Riverside to September 30, 2026; and

**WHEREAS**, the extension request indicates that a lease has been executed with Norikai LLC for the riverfront restaurant space, landlord improvements have been completed, and the tenant anticipates filing permit applications by the end of March 2026 with anticipated completion by September 30, 2026; and

**WHEREAS**, the DIA finds that good cause has been demonstrated for the requested extension and that approval of the extension is consistent with the purposes of the RDA and the continued activation of the riverfront restaurant component at One Riverside,

**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 reference.

**Section 2.** The DIA hereby approves a six-month extension of the Completion Date for the Restaurant Improvements under Section 4.1(a)(ix) of the RDA, extending the deadline from March 30, 2026 to September 30, 2026.

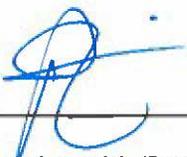
**Section 3.** The DIA hereby authorizes its CEO to execute an extension approval letter consistent with this Resolution and to take all necessary actions to effectuate the purposes of this Resolution.

**Section 4.** This Resolution 2026-03-01 shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
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Patrick Kręchowski, Esq., Chair

3/18/26  
Date

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