

## **RESOLUTION 2025-03-02**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO APPROVE A REQUEST FROM THE BORROWER TO INCREASE THIRD-PARTY SENIOR DEBT TO BENEFIT THE PROJECT KNOWN AS THE FEDERAL RESERVE BUILDING LOCATED AT 424 N. HOGAN STREET AND OWNED BY 218 W CHURCH LLC (“BORROWER”); AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, in its role as the Community Redevelopment Agency and Economic Development entity for Downtown Jacksonville, the DIA is responsible for administering the Downtown Preservation and Revitalization Program (“DPRP”) as created by Ordinance 2020-0527-E for purpose of fostering the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic buildings; and

**WHEREAS**, the Jacksonville City Council approved funding under the DPRP for the redevelopment of the historic Federal Reserve Bank building located at 424 N. Julia Street via Ordinance 2021-0332-E, and appropriation of such funding under 2022-0776-E; and

**WHEREAS**, Borrower executed the Redevelopment Agreement (“RDA”) July 30, 2021, completed the redevelopment activities on the property and executed the DPRP Loan Agreement, the HPRR Promissory Note, the CCR Promissory Note, the Deferred Principal Promissory Note, the Mortgage and Security Agreement, and other related loan documents (the “Loan Documents”) September 29, 2023; and

**WHEREAS**, the RDA and Loan Documents restrict Borrower from placing additional debt on the property during the term of the Loan Documents without DIA approval; and

**WHEREAS**, Borrower has requested DIA approval to add \$740,000 of debt on the project as a future advance under its existing senior loan to help cover tenant improvement costs expected to exceed \$6 million; and

**WHEREAS**, DIA staff has evaluated the request and determined that the project remains within the DPRP guideline parameters inclusive of the additional debt as requested; and

**WHEREAS**, the DIA Compliance Officer confirms that the project is in compliance with terms and conditions as approved and documented in the RDA and Loan Documents; and

**WHEREAS**, the subject request does not modify the City funding or any terms of the RDA or Loan Documents in place between the City and the Borrower; and

**WHEREAS**, delegation of authority for DIA staff to evaluate and approve further increases up to the amount of \$1,000,000 will create efficiency in the process without increasing risk to the City.

**NOW, THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority:

Section 1. The DIA finds that the above-mentioned recitals are true and correct.

Section 2. The DIA hereby approves the request for additional debt by 218 W Church LLC in the form of a future advance on the senior loan in the amount of \$740,000.

Section 3. The DIA authorizes its CEO to take all necessary action, including the execution of contracts, agreements and other documents as may be necessary to effectuate the purposes of this Resolution 2025-03-02.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Patrick Krechowski Esq., Chairman

3/27/25  
\_\_\_\_\_  
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0