

## **RESOLUTION 2026-01-05**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE FRAMEWORK FOR THE TERMS AND CONDITIONS AND SCORING TO BE INCLUDED IN A NOTICE OF DISPOSITION OF LEASE HOLD INTEREST IN A PORTION OF RIVERFRONT PLAZA TO BE OPERATED AS A RESTAURANT; AUTHORIZING THE ISSUANCE OF A NOTICE OF DISPOSITION IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the Combined Northbank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E as updated by Ordinance 2022-372-E; and

**WHEREAS**, the city owns an approximately 7.75 acres of upland riverfront property, commonly referred to as Riverfront Plaza, comprising of Duval County Tax Parcel Numbers 074457 1100, 074464 0030 and 074445 0700, hereto referred to as the “Property”; and

**WHEREAS**, an approximately 19,000 square foot portion of Parcel Number 074457 1100 was set aside as a DIA owned future development site for a food and beverage concept; and

**WHEREAS**, Resolution 2024-02-02 approved the design, building and directed the staff to define operational requirements for the future concept; and

**WHEREAS**, DIA desires to seek proposals for design input and the operation of a restaurant to be substantially built by the DIA using Tax Increment Funds; and

**WHEREAS**, DIA will build the restaurant shell, and the chosen operator will finish the tenant buildout and provide all furniture, fixtures and equipment to operate the restaurant; and

**WHEREAS**, the DIA has the terms and conditions and scoring criteria to be included in a Notice of Disposition, attached hereto as Exhibit 1 and Exhibit 2, respectively; and

**WHEREAS**, DIA envisions that the Notice of Disposition will be issued immediately following adoption of this Resolution; and

**WHEREAS**, the terms of the disposition and scoring criteria are hereby adopted in final form; and

**WHEREAS**, the DIA finds that this resolution furthers the following Redevelopment Goal and Strategic Objectives found in the BID Plan:

**Redevelopment Goal No. 3**

Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown; and

**Redevelopment Goal No. 4**

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

**Redevelopment Goal No. 5**

Improve the safety, accessibility and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.

**Redevelopment Goal No. 7**

Capitalize on the aesthetic beauty of the St. John's River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville.

**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 approves the Notice of Disposition framework contained in the Terms attached hereto as Exhibit 1 and Scoring Criteria attached hereto as Exhibit 2 for incorporation into the formal Notice of Disposition.

**Section 3.** The DIA authorizes the issuance of a formal open Notice of Disposition as soon as reasonably practicable following adoption of this Resolution.

**Section 4.** The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purposes of this Resolution.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**



  
Patrick Krechowski, Esq., Chair

1-21-24  
Date

VOTE: In Favor: 9 Opposed: 0 Abstained: 0

## **EXHIBIT 1**

### **RIVERFRONT PLAZA RESTAURANT OPERATOR Detailed Proposal Submission Requirements**

#### **Introduction**

The Downtown Investment Authority ("DIA") seeks proposals from qualified, experienced, and well-capitalized food and beverage operators to dispose of a leasehold interest and operate a destination restaurant at Riverfront Plaza in Downtown Jacksonville. The building will be approximately 6,000 square feet of first floor conditioned space, approximately 3,000 square feet of outdoor patio space and will consider a rooftop bar and/or seating area.

The DIA will build and deliver a warm dark shell and own the restaurant facility and intends to enter into a long-term lease with a third-party operator capable of delivering a high-quality, financially sustainable, and publicly engaging riverfront dining experience. The chosen operator will be responsible for contributing input to the design of the building and interior as well as providing all furniture, fixtures and equipment.

These Detailed Proposal Submission Requirements establish the minimum content and level of detail required for consideration. Proposals must be complete, clearly organized, and responsive to all requirements outlined herein. Incomplete or non-responsive submissions may be rejected at the sole discretion of the DIA.

#### **1. Cover Letter**

Provide a cover letter signed by an authorized principal summarizing the Bidder's interest, understanding of the opportunity, commitment to the project, and identifying the legal entity submitting the proposal.

#### **2. Table of Contents**

Include a detailed table of contents with clearly labeled sections and page numbers.

#### **3. Executive Summary**

Provide a concise summary of the proposed concept, operating team, and key differentiators.

#### **4. Restaurant Concept & Vision**

Describe the proposed concept, cuisine, service style, target customer base, price point, and how the concept activates the riverfront. Include a preliminary menu and beverage program overview.

#### **5. Tenant Improvement & Lease Proposal**

Provide a plan and estimated cost of tenant improvements. Provide a proposed rent structure (base rent, percentage rent, or combination). Provide an initial lease term and additional options.

#### **6. Organizational Structure & Operating Team**

Identify ownership structure, key personnel, roles, responsibilities, and provide resumes or bios of each.

**7. Operator Experience & Track Record**

Provide evidence of experience operating comparable restaurants, preferably in waterfront, urban, or publicly owned settings.

**8. Financial Capacity & Capital Commitment**

Describe capitalization, buildout budget, funding sources, liquidity, and operating reserves sufficient to sustain operations through stabilization.

**9. Conceptual Design & Use of Space**

Describe use of first-floor restaurant space, patio areas, and any proposed second-floor open-air bar or dining space. Conceptual renderings or current bidder operated examples are encouraged.

**10. Operations Plan**

Provide proposed hours of operation, staffing levels, and service standards.

**11. Staffing & Training Plan**

Submit a comprehensive plan addressing recruitment, training, customer service standards, compliance, appearance, and management oversight.

**12. Marketing & Programming Plan**

Provide a 12-month marketing and promotional plan including pre-opening, ongoing marketing, events, and digital engagement.

**13. Cleaning & Maintenance Approach**

Describe routine cleaning and maintenance practices using contracted services or in-house staff. Additionally, provide a plan and schedule describing how paint, décor, furniture, and operating areas will be refreshed at least once every five (5) years.

**14. Local & Small Business Commitment**

Describe commitment to utilizing local and small businesses, including coordination with the JSEB program where applicable.

**15. References**

Provide at least three trade references for comparable restaurant operations. One must be the primary food vendor for existing operations.

**16. Disclosures**

Disclose any material litigation, bankruptcy, or regulatory actions within the past five years.

**EXHIBIT 2**

**RIVERFRONT PLAZA RESTAURANT OPERATOR**

**Summary Evaluation & Scoring Criteria**

Responsive proposals will be evaluated based on the criteria below. The maximum possible score is 100 points. The DIA reserves discretion to consider overall proposal quality, execution risk, and alignment with public objectives.

**1. Operator Experience & Track Record (20 Points)**

Experience operating comparable restaurants; waterfront or publicly owned venues preferred; demonstrated long-term success.

**2. Tenant Improvement & Lease Proposal (20 Points)**

Financial viability and clarity of proposed tenant buildout and lease structure, including return on investment to the DIA.

**3. Financial Capacity & Capital Commitment (20 Points)**

Financial strength, credibility of buildout budget, liquidity, and ability to sustain operations.

**4. Concept Strength & Uniqueness (20 Points)**

Quality, creativity, and appropriateness of the restaurant concept as a destination-quality riverfront use.

**5. Operational Viability (20 Points)**

Strength of operations plan, staffing, training, and long-term operational sustainability.

**Interview (If conducted – Up to 20 Points)**

The DIA may conduct interviews to clarify proposals and assess team capability. Interview scoring may adjust final rankings.