

**RESOLUTION 2026-04-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ADOPTING THE RECOMMENDATION OF THE EVALUATION COMMITTEE THAT DIA, THROUGH ITS CHIEF EXECUTIVE OFFICER (“CEO”) ENTER INTO EXCLUSIVE NEGOTIATIONS WITH CORNER LOT DEVELOPMENT GROUP AND ASPECT REAL ESTATE GROUP (COLLECTIVELY, THE “DEVELOPER”) AS THE SOLE RESPONDENT TO THAT NOTICE OF DISPOSITION ISSUED FOR THAT CITY OWNED RIVERFRONT PROPERTY COMPRISED OF AN APPROXIMATELY 0.8-ACRE PORTION OF DUVAL COUNTY TAX PARCEL 073358-0000 (THE “PROPERTY”); FINDING THE DEVELOPER’S PROPOSAL, IN FURTHERANCE OF THE NORTH BANK DOWNTOWN CRA PLAN AND IN THE PUBLIC INTEREST; ; FURTHER INSTRUCTING ITS CEO TO NEGOTIATE AND EXECUTE A SITE ACCESS AGREEMENT (THE “ACCESS AGREEMENT”) WITH THE DEVELOPER OR AFFILIATED ENTITY THEREOF FOR THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THE 330 E BAY SITE; INSTRUCTING ITS CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE ACCESS AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the North Bank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E; and

**WHEREAS**, the City owns an approximately 0.8 acres of upland riverfront property, comprising a portion of Duval County Tax Parcel Number 073358-0000, and excluding the submerged land portion of that parcel and the Courthouse Drive right of way, (the “Property” or the “330 E Bay Site”), as more particularly depicted on **Exhibit A**, attached hereto; and

**WHEREAS**, the Property is located within the North Bank Downtown Community Redevelopment Area (“North Bank CRA”); and

**WHEREAS**, on December 17, 2025, the DIA Board adopted Resolution 2025-12-03, instructing its CEO to cause to be issued a Notice of Disposition for the Property, consistent with Florida Statutes Chapter 163.380(3)(a) City of Jacksonville Ordinance Code Chapter 122, Subpart C *Community Redevelopment Real Property Dispositions* and incorporating the terms of and scoring criteria for such disposition; and

**WHEREAS**, the DIA on January 22, 2026, cause to be published in the Jacksonville Daily Record Newspaper, a Notice of Disposition for the Property (#26-00397D) with a proposal due date of March 16, 2026, by 5:00 PM Local Time (the “Notice of Disposition”); and

**WHEREAS**, at the February 17, 2025 meeting of the DIA Board, the Chair appointed a three (3) person committee to review and score the proposals received in response to the Notice of Disposition (the “Evaluation Committee”); and

**WHEREAS**, Corner Lot Development Group and Aspect Real Estate Group (collectively, the “Developer”) submitted the sole proposal dated March 16, 2026 in response to the Notice of Disposition (the “Proposal”), said Proposal being **On File** with the DIA and incorporated herein by this reference; and

**WHEREAS**, the Evaluation Committee considered Proposal in context to the evaluation criteria established in the Notice of Disposition, at a publicly noticed meeting held on April 1, 2026 and has determined that the Proposal be deemed in the public interest, furthers the North Bank Community Redevelopment Area Plan and furthers Sec. 163.380 Florida Statutes.

**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 affirms the recommendation of the Evaluation Committee.

**Section 3.** The DIA instructs its CEO to negotiate a Term Sheet exclusively with the Developer a for the redevelopment of the 330 E Bay St. Site in accordance with the Proposal, including securing “Project Caymus”, the proposed anchor tenant. Such term sheet shall be presented to the DIA Board for approval.

**Section 4.** The DIA authorizes a negotiation period of up to one hundred eighty (180) days with an option to extend for up to an additional one hundred eighty (180) days. Unless and until a resolution proffering the adoption of a Term Sheet is reached, the DIA instructs its CEO to provide progress reports to the Board at ninety (90) and one hundred eighty 180 days from the effective date of this Resolution, and if extended past the initial one hundred eighty (180) days every sixty (60) days therefrom.

**Section 5.** The DIA hereby instructs its CEO to negotiate and execute a Site Access Agreement (the “Access Agreement”) conditionally granting to Developer or affiliated entity thereof access to enter upon the Property for the purpose of conducting due diligence activities. Such access agreement shall extend throughout the duration of the Term Sheet negotiation period, as may be extended, and subject to review and approval by the City’s Risk Manager, the Director of Public Works and Office of General Counsel.

**Section 6.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

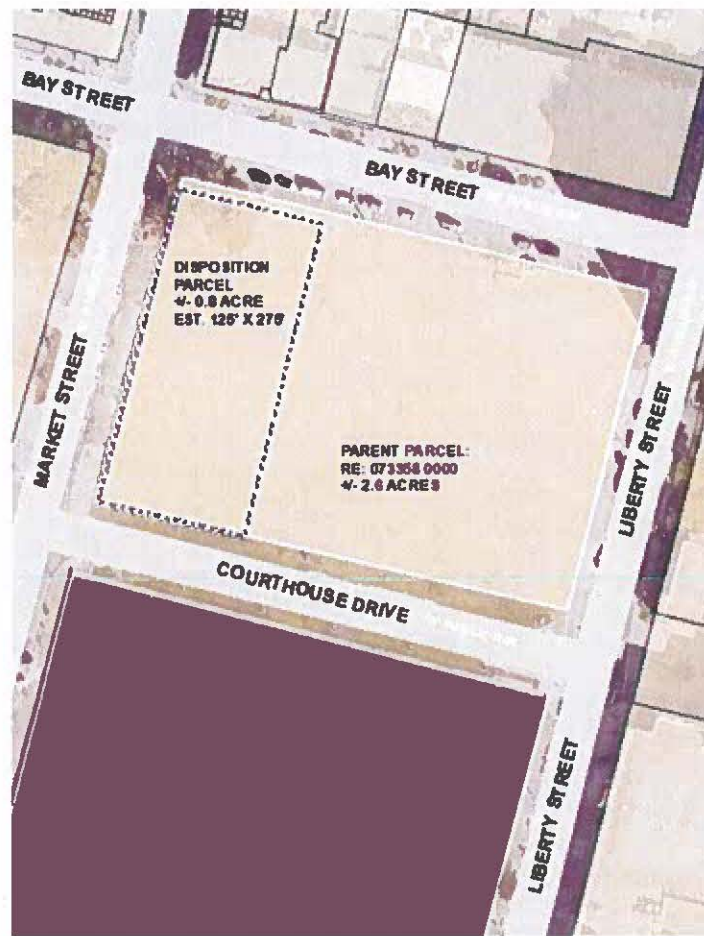
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Patrick Krethowski, Esq., Chair

4/15/26  
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

**Exhibit A**  
**The Property**



An approximately 0.8-acre portion of Duval County Tax Parcel 073358 0000, addressed at 330 Bay Street East, Jacksonville, Florida 32202, which is generally located on Bay Street East between Market Street and Liberty Street.