RESOLUTION 2025-10-10

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AGREEMENT FOR MAINTENANCE AND SECURITY SERVICES CONSISTENT WITH EXHIBITS 'A' AND 'B', RESPECTIVELY, ATTACHED HERETO; AUTHORIZING EXPENDITURE OF FUNDS FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND, SB PARKS ENHANCEMENTS ACTIVITY, IN THE MAXIMUM AMOUNTS IDENTIFIED HEREIN; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO NEGOTIATE TERMS AND CONDITIONS NOT OTHERWISE SPECIFICALLY IDENTIFIED HEREIN AS MAY BE REQUIRED BY THE OFFICE OF GENERAL COUNSEL OR ARE TECHNICAL OR NON-SUBSTANTIVE IN NATURE PROVIDING SUCH ARE CONSISTENT WITH THE PURPOSES OF THIS RESOLUTION; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA entered into a Redevelopment Agreement, as amended and restated, with the District Community Development District and Elements of Jacksonville, LLC for that project referred to as RiversEdge (f/k/a the District); and

WHEREAS, the DIA entered into a CRA Infrastructure Improvements Costs Disbursement Agreement, as amended, with the District Community Development District and Elements of Jacksonville, LLC; and

WHEREAS, the DIA entered into an Interlocal Agreement with the District Community Development District and Elements of Jacksonville, LLC; and

WHEREAS, as part of the abovementioned agreements, the DIA committed to funding approximately $23,000,000 for three new Riverfront Parks, a new Riverwalk, a march boardwalk and a fourth park, all of which the District Community Development District would construct on the DIA's behalf; and

WHEREAS, the parks, riverwalk and boardwalk are nearing completion with opening to the public at the end of calendar year 2025; and

WHEREAS, at the time of entering into the aforementioned agreements, it was anticipated, and memorialized in the Interlocal Agreements, that the CDD would maintain the parks through an undefined mechanism, with funding of such maintenance not identified; and

WHEREAS, although not specifically documented, the funding of maintenance was presumed through funds raised through parks programing (e.g. weddings, special events, etc.), with short-term funding provided by the DIA through the Downtown Economic Development Fund, all of which the CDD would undertake; and

WHEREAS, the *SB Parks Enhancements* activity was created and funded within the Downtown Economic Development Fund for maintenance and enhancements of public parks; and

WHEREAS, in consultation with the District Community Development District, Elements of Jacksonville, LLC, the City's Parks, Recreation and Community Services Department, the long-term solution to parks maintenance and programming within Downtown will be through the Jax Riverfront Alliance; and

WHEREAS, the Jax Riverfront Alliance will undertake park maintenance, security and programming in April 2026, and who has received funding for such by the City in its FY 25-26 budget; and

WHEREAS, the DIA, in recognition that a short-term solution to maintenance of its RiversEdge parks, riverwalk and boardwalk is needed until such time as the Jax Riverfront Alliance assumes those responsibilities; and

WHEREAS, the DIA finds that contracting for such services with the District Community Development District is consistent with the Interlocal Agreement; and

WHEREAS, the monthly costs for enhanced maintenance and security for the four parks, riverwalk and boardwalk within RiversEdge is $24,396,

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 authorizes its Chief Executive Officer to enter into an agreement with the District Community Development District for park, riverwalk and boardwalk maintenance and security services within RiversEdge subject to:

- An initial period from December 1, 2025 through March 31, 2026, with monthly renewal options from April 1, 2026 through September 30, 2026;
- Maximum financial obligation of the DIA is the lesser of the actual, documented costs for maintenance and security services consistent with Exhibits 'A' and 'B', respectively, or $24,396 per month; and
- Additional terms and conditions as may be required by the City's Office of General Counsel and other technical and non-substantive terms and conditions providing such are consistent with the purposes of this resolution

Section 3. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 4. This Resolution, 2025-10-10, 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

10-15-25
Date

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