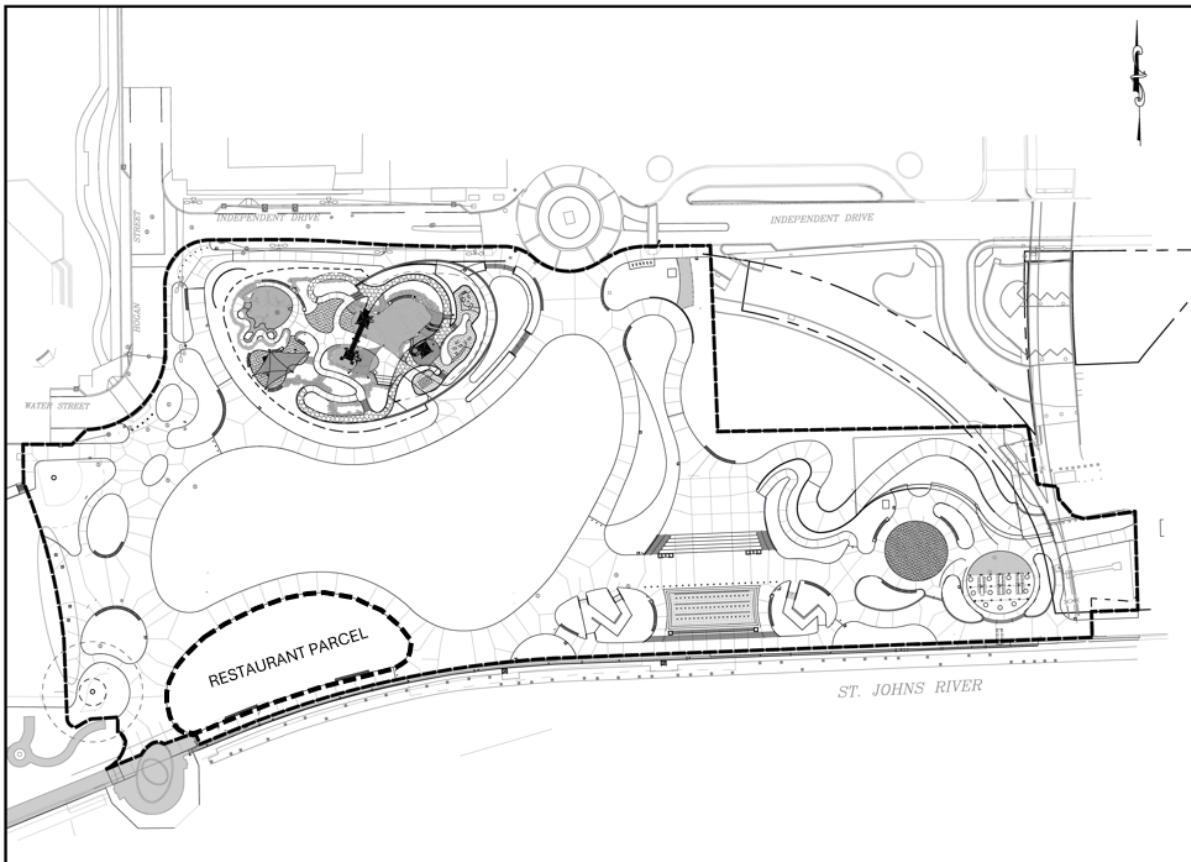


NOTICE OF DISPOSITION RIVERFRONT PLAZA RESTAURANT OPERATOR

The Downtown Investment Authority in its role as the Community Redevelopment Agency for the North Bank Downtown Community Redevelopment Area, on behalf of the City of Jacksonville as owner of real property identified by Duval County Tax Parcel 074457 1200 (Property), is soliciting proposals for a leasehold interest in a portion of the Property identified herein as the "Restaurant Parcel" from qualified and experienced food and beverage operators to, at minimum, assist with design, lease and operate a signature restaurant located at Riverfront Plaza in Downtown Jacksonville, Florida. The location of the Restaurant Parcel is depicted below:



The Downtown Investment Authority is providing notice for the solicitation of proposals pursuant to Section 163.380, *Florida Statutes*, and Section 122.434, *Jacksonville Code of Ordinances*. Pursuant to F.S. Section 163.380, the Downtown Investment Authority, as the Community Redevelopment Agency for the Community Redevelopment Area in which the Property is located, will consider all such redevelopment or rehabilitation proposals submitted pursuant to this Notice of Disposition, considering the financial and legal ability of the persons or entities making such proposals to carry them out. The Downtown Investment Authority may negotiate with any persons for proposals for the lease of the Restaurant Parcel together with any subsequent improvements thereto, subject to this Notice of Disposition, and may accept such proposal as it deems to be in the public interest and in furtherance of F.S. Section 163.380.

The DIA seeks development of the Restaurant Parcel with a restaurant comprised of approximately 6,000 square feet of interior first-floor restaurant space, associated outdoor patio areas, and a potential second-floor open-air bar and dining area. The DIA seeks a destination-quality restaurant concept that will activate the waterfront, complement Riverfront Plaza, and contribute to Downtown vitality.

Proposals will be evaluated based on criteria including, but not limited to, operator experience and qualifications, financial capacity, concept and menu quality, design and use of space, operational viability, public and riverfront activation, and proposed lease structure.

Additional information and requirements, including minimum submittal requirements, scoring criteria, and other supporting documents and information may be obtained at <https://dia.jacksonville.gov/doing-business-with-us/procurement> or by emailing Allan DeVault at adevault@coj.net with the subject line "Riverfront Plaza Restaurant Operator Disposition", which is also available and may be obtained at the DIA offices at the address below.

All interested parties are invited to submit proposals in the following formats: five (5) paper copies with all attachments, inclusive of one originally signed copy, and two (2) exact copies on a USB.

Allan DeVault
CRA Redevelopment Manager
Downtown Investment Authority
117 West Duval Street, Suite 310
City of Jacksonville 32202
adevault@coj.net

All proposals must be received on or by close of business on March 27, 2026 at the address listed above. For clarity purposes, Close of Business is 5:00 PM Jacksonville, Florida time. Proposals received after 5:00 PM on March 27, 2026, will not be opened nor considered. The DIA reserves the right to reject any or all proposals, waive irregularities, request additional information, conduct interviews, and negotiate lease terms with one or more proposers as determined to be in the best interest of the DIA.