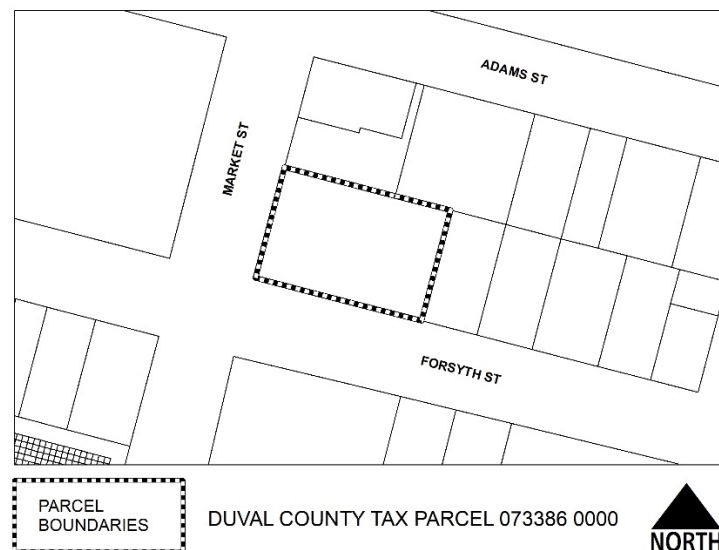


NOTICE OF DISPOSITION BY THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR AN APPROXIMATELY 0.40-ACRE PARCEL OF REAL PROPERTY LOCATED WITHIN THE NORTH BANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL 073386 0000.

The Downtown Investment Authority in its role as the Community Redevelopment Agency for the North Bank Downtown Community Redevelopment Area has negotiated terms and conditions for the lease of that certain piece of real property owned by the City of Jacksonville and identified by Duval County Tax Parcel 073386 0000 ("Property"). The Property is an approximately 0.40 parcel at the northeast intersection of Forsyth Street East and Market Street North.

The Property is generally located at the northeast intersection of Forsyth Street East and Market Street North, as illustrated by the site map below:



The DIA has received an offer for ground lease of the subject property at market rate in accordance with terms presented to the DIA Board. Those terms and conditions may be obtained by contacting gparola@coj.net. The purpose of this Notice is to solicit additional proposals from other interested parties for lease of the above illustrated and described City-Owned property. At a minimum, proposals must include:

- 1) Ground lease rent to be paid;
- 2) The terms of the ground lease;
- 3) An obligation to maintain and keep the Premises in good, safe, and attractive condition including all improvements including Tenant signage;
- 4) An obligation to pay and be responsible for the costs of all maintenance and repair associated with Tenant's use of the Surface Parking Lot. All maintenance shall be performed by Tenant to the standard of other City properties at minimum;
- 5) An obligation to place all trash for pickup in the location or receptacles designated by the City;

- 6) An obligation to pay all utility costs including all costs associated with extending existing electric, water, sewer, telephone or other communication lines from the exterior of the Premises to such locations as shall be required for Tenant 's use; and
- 7) An obligation to pay all other operating costs as may be required in the routine operation of the parking lot for its intended use including permits as may be required, and insurance coverage in the minimum amounts as determined by the City of Jacksonville Risk Management Division.

Note: Improvements necessary to meet the requirements of the Downtown Development Review Board, as they apply to Chapter 656, Part 3, Subpart H of the Jacksonville Code of Ordinances, shall be completed at the expense of the lessee.

The Downtown Investment Authority is providing 30-days' notice for the solicitation of other proposals pursuant to Section 163.380(3)(a), Florida Statutes, Section 122.434(a), Jacksonville Code of Ordinances, and Section 122.434(b), Jacksonville Code of Ordinances. The Downtown Investment Authority may accept a Proposal that is deemed in the Public Interest, furthers the North Bank and Southside Community Redevelopment Area Plan, and furthers Section 163.380, Florida Statutes. The Downtown Investment Authority will determine the financial and legal ability of the persons making such Proposal to carry them out.

All interested parties are invited to submit proposals for lease of the Property. Proposals must be made by those interested within 30 days after the date of publication, or no later than Tuesday December 14,, 2021 at 2:00 P.M. Proposals are to be submitted to: Steven Kelley, Director of Downtown Real Estate and Development, City Hall at St. James Building, 117 West Duval Street, Suite 310, Jacksonville, Florida 32202. Further information as may be available may be obtained at the office designated above.