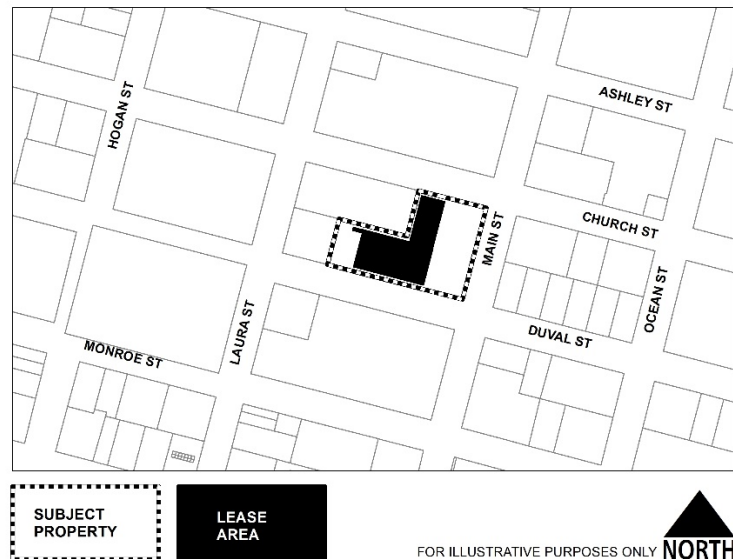


**NOTICE OF DISPOSITION BY THE DOWNTOWN INVESTMENT
AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE
NORTH BANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA, OF
APPROXIMATELY 26,600 SQUARE FEET OF EXISTING GROUND FLOOR
COMMERCIAL SPACE WITHIN THAT BUILDING COMMONLY REFERRED
TO AS THE “DUVAL STREET GARAGE” WITH AN ADDRESS OF 33 DUVAL
STREET WEST, JACKSONVILLE, FLORIDA 32202 AND LYING WITHIN
DUVAL COUNTY TAX PARCEL 073716 0000 AS ILLUSTRATED BY THE
PARCEL MAP HEREIN.**

The Downtown Investment Authority (“DIA”) as the Community Redevelopment Agency for the North Bank Downtown Community Redevelopment Area (“CRA”) hereby gives public notice pursuant to Section 163.380(3)(a), Florida Statutes and Section 122.434, Jacksonville Code of Ordinances, of its intent to dispose of via lease approximately 26,600 square feet of existing commercial space within the Duval Street Garage, a City-owned public parking facility whose address is 33 Duval Street West, Jacksonville, Florida 32202, and lying within Duval County Tax Parcel 073716 0000.

The DIA has entered into negotiations for lease of approximately 26,600 square feet of existing, unfinished commercial space within the Duval Street Garage generally illustrated in the below map. The conceptual terms and conditions of the proposed lease and the appraised fair market rental rate may be obtained by contacting GParola@coj.net.



The purpose of this Notice is to solicit additional proposals from qualified and experienced entities whose use will activate the street front and is consistent with the Goals and Objectives of the Downtown Investment Authority. Responses shall include:

- i. An initial lease term of 10-years
- ii. A lease area of approximately 26,600 square feet
- iii. The proposed lease rate to be paid

- iv. The proposed use of the leased premises
- v. An acknowledgement that no parking spaces within the public parking garage in which this lease space is located are being conveyed, promised, or otherwise implied to be made available for the benefit of the lessee, the lessee's patrons or the lessee's staff or board members.

All responses shall be submitted to the below address on or before 2:00 PM (Eastern Time Zone), Thursday December 23, 2021, to the following address: The Downtown Investment Authority, City Hall at St. James Building, 117 West Duval Street, Suite 310, Jacksonville, Florida 32202, Attention: Guy Parola, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in the format stated herein. The DIA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The DIA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the City of Jacksonville.

Submission must include one (1) signed original cover letter with purchase offer, and ten (10) copies of the proposal, including all attachments, plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked: **Duval Street Garage Lease Proposal**.

The DIA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the DIA Board.

Dated this 23rd Day of November 2021.