RESOLUTION 2026-07-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE COMBINED DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE EXPENDITURE OF UP TO $75,000 FROM EITHER A DIA CAPITAL PROJECTS CENTER OR ACCOUNT WITHIN THE DOWNTOWN ECONOMIC DEVELOPMENT FUND OR THE GENERAL CAPITAL FUND" FOR THE DEMOLITION OF A PARTIALLY COMPLETED BUILDING LOCATED AT 816 W. UNION STREET (RE# 075181-0000), COLLOQUIALLY KNOWN AS SAX SEAFOOD; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority ("DIA") is the CRA for the Combined Downtown Northbank Community Redevelopment Area; and

WHEREAS, City of Jacksonville Ordinance 2003-612-E authorized that certain Development and Acquisition Agreement ("Agreement") between the City of Jacksonville ("City"), the Jacksonville Economic Development Commission ("JEDC") and Jax Casual Dining, LLC ("Developer"); and

WHEREAS, in 2004, the City transferred approximately 1.77 acres of City-owned property in the LaVilla Neighborhood of Downtown to Developer pursuant to the Agreement, for the purpose of the construction of an approximately 6,089 square-foot, jazz-themed restaurant colloquially referred to as Sax Seafood; and

WHEREAS, in January, 2008, the City reacquired the property as well as the partially completed restaurant building that was constructed on the City-owned parcel located at 816 W. Union Street (RE# 075181-0000) and as depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, through a foreclosure action that was a result of the Developer being unable to meet the obligations as prescribed in the Agreement; and

WHEREAS, since the property was reacquired, the building has remained vacant in an uncompleted form; and

WHEREAS, despite multiple inquiries by various developers over the years no plans to redevelop the property have come to fruition; and

WHEREAS, the parcel that the Sax Seafood building currently sits on is part of an overall 3.75-acre, City-owned block bordered by North Davis Street to the west, North Jefferson Street to the east, West Union Street to the north, and West Beaver Street to the south; and

WHEREAS, the City's Public Works Department has obtained a proposal for demolition in the amount of $56,000; and

WHEREAS, after consideration of the costs associated with maintaining the unfinished partially secured building (e.g. security, vandalism restoration) together with a desire for eventual redevelopment of the site, it has been determined that demolition of the building is in the public interest as well as in the interest of DIA; and

WHEREAS, the DIA, as the CRA for the Combined Downtown Northbank Community Redevelopment Area, is the appropriate entity of the City to fund the demolition and associated ancillary expenses (e.g. permit fees),

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 hereby approves, and instructs its CEO to effectuate the expenditure of no greater than $75,000 from a DIA Capital Projects Center or Account within the Downtown Economic Development Fund or the General Capital Fund for the purpose of the demolition of the Sax Seafood building.

Section 3. The DIA hereby authorizes its CEO to take all actions necessary to effectuate the intent of this Resolution, including working with the City's Office of General Counsel to file legislation with the City Council of Jacksonville, Florida to provide the final approval of the demolition

Section 4. To the extent that there are typographical, clerical, or administrative errors that do not change the tone, tenor, or context of this resolution, the DIA authorizes DIA staff to revise such errors without the subsequent approval of the DIA Board.

Section 5. This Resolution 2026-07-03 shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS: **DOWNTOWN INVESTMENT AUTHORITY**

_______________ _______________ 7/15/26
Patrick Krechowski, Esq., Chair Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0

Exhibit A

The Sax Seafood Site