



BOARD RESOLUTION: 2026-04

February 24, 2026

A RESOLUTION BY THE BOARD AWARDED JEA SOLICITATION NUMBER 1411940446, SOLICITATION FOR THE PURCHASE OF JEA'S FORMER HEADQUARTERS CAMPUS, TO THE TOP RANKED RESPONDENT AS PROVIDED HEREIN; APPROVING A PURCHASE AGREEMENT FOR THE FORMER JEA HEADQUARTERS CAMPUS BETWEEN THE JEWEL AT 21 WEST, LLC AND JEA AND DELEGATING AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER/MANAGING DIRECTOR OR REAL PROPERTY PROCUREMENT OFFICER TO EXECUTE THE PURCHASE AGREEMENT AND ALL NECESSARY DOCUMENTATION ON BEHALF OF JEA; DELEGATING AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER/MANAGING DIRECTOR TO FILE LEGISLATION FOR FINAL APPROVAL OF THE SALE IN ACCORDANCE WITH THE PURCHASE AGREEMENT BY THE CITY COUNCIL; ADOPTING FINDINGS OF FACT; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, JEA owns the site of the former JEA Headquarters Campus ("Property"), which consists of approximately 2.47 acres, situated in downtown Jacksonville, and includes two office buildings and a parking garage, as more specifically identified and depicted in **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, on or about August 27, 2024, pursuant to Resolution 2024-45 and in accordance with Section 21.04 of the Charter of the City of Jacksonville ("Charter"), the JEA Board of Directors ("Board") declared the Property as surplus property, finding that the Property is no longer needed or useful to JEA and that disposition of the Property is in the best interest of JEA, and authorized the Chief Executive Officer/Managing Director ("CEO") to execute a purchase and sale agreement for all or a portion of the Property, subject to final approval of the Board; and

WHEREAS, in accordance with Article 4 of the Real Estate Services Procurement Directive ("Directive"), the Property has been offered to the City of Jacksonville and other governmental agencies and no agency has declared a need for the property; and

WHEREAS, in accordance with Article 4 of the Directive, on or about February 18, 2025, JEA issued JEA Solicitation Number 1411940446, Solicitation for the Purchase of JEA's Former Headquarters Campus ("RFP"); and

WHEREAS, on or about August 21, 2025, in a publicly noticed meeting, JEA's evaluation committee reviewed and scored the responses to the RFP, upon which JEA entered into negotiations for a purchase and sale agreement with the high ranked respondent, Live Oak Contracting (The Jewel at 21 West, LLC) ("Company"), subject to final review, approval, and award by the Board; and

WHEREAS, on or about February 24, 2026, in a publicly noticed meeting, the Board ranked the Company as the highest ranked respondent to the RFP, based on its own application of the criteria set forth in the RFP, including but not limited to the best interest of JEA and of the public; and

WHEREAS, JEA desires to enter into an agreement with the Company for the purchase and sale of the Property in substantially the same form and format as the Purchase Agreement attached hereto as **Exhibit B** and incorporated herein; and

WHEREAS, the assessed value of the Property according to the Duval County Property Appraiser is \$29,973,246; and

WHEREAS, an independent MAI appraisal completed in February 2025 valued the Property at \$14,975,000; and

WHEREAS, Section 21.04(b) of the Charter and Article 7.04 of the Directive provide that, for any JEA real property that exceeds an assessed or just market value of \$50,000 as determined by the property appraiser, JEA shall not sell such real property for less than the appraised value as certified by an MAI certified appraiser, unless approved by the Board and the City Council of the City of Jacksonville ("City Council"); and

WHEREAS, it is in the best interest of JEA and the public for the Board to approve the award of the RFP to the Company and the sale of the Property to the Company in accordance with the Purchase Agreement.

BE IT RESOLVED by the JEA Board of Directors that:

1. The above recitals are true and correct and are incorporated by reference into the body of this resolution as findings of fact.
2. The Board hereby awards JEA Solicitation Number 1411940446, Solicitation for the Purchase of JEA's Former Headquarters Campus, to the Company as the top rank respondent to the RFP. The CEO, or designee, is directed to take all necessary steps to implement the award.
3. The Board hereby approves the Purchase Agreement between The Jewel at 21 West, LLC, and JEA and delegates and authorizes the CEO or the Real Property Procurement Officer to execute the Purchase Agreement on behalf of JEA in substantially the same form and format as attached hereto as Exhibit B, as well as any and all documents in connection with the Purchase Agreement and all other documentation as may be reasonably required to consummate this real estate transaction.
4. The Board hereby delegates and authorizes the CEO, or designee, to file legislation for final approval by the City Council of the sale of the Property in accordance with the Purchase Agreement.
5. To the extent that there are any typographical, administrative, and/or scrivener's errors contained herein that do not change the tone, tenor, or purpose of this Resolution, then such errors may be corrected with no further action required by the Board.
6. This Resolution shall be effective upon approval by the Board.

Dated this 24th day of February 2026.



JEA Board Chair



JEA Board Secretary

Form Approved by


Office of General Counsel

| VOTE | |
|-----------|---|
| In Favor | 6 |
| Opposed | 0 |
| Abstained | 0 |