



Cathedral District-Jax, Inc.
A Community Development Corp. (CDC)

June 14, 2023

Virginia (Ginny) D. Myrick
President/CEO
ginny@cathedraldistrict-jax.org

Dear Donor,

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We wish to thank you and Bedell Law Firm for your past support for the Cathedral District. Without donor support we would not have been able to do the work that we have done over the past 7 years. Because of the work that we have been consistently able to do, we are now starting to see the fruits of our labor and they are all good.

In past years you have generously donated \$XXX annually to Cathedral District-Jax. We are inviting you to do the same for 2023, to help us fund our work and ongoing programs for the community as we grow and bring in more business and homes to downtown Jacksonville.

While Cathedral District-Jax (CDJ) has been around since 2016 we're often asked what we do and how we are doing it. Well, CDJ is in the business of building community downtown which includes residential housing, neighborhood schools, businesses, public art, and employment...it's a big challenge. We are laser focused on the northeast quadrant of downtown...known as Cathedral Hill, the highest point in downtown.

This process is often called “**Place Making**” and CDJ has made great progress in collaboration with people and companies like yours. We are so encouraged because our progress and networking has now brought forth a wonderful array of interested developers ... once again proving that donors and doers make great partners.

With your help each year we've been able to make dramatic improvements towards our goal of building 2,500 residential units. Today there are over 600 apartments under construction or in financing including 120 senior affordable housing units which opened last month and another 120 units of affordable housing totaling over \$42 million in capital investments.

Each year we've leveraged our *Christmas in the Cathedral District* event to bring attention to the area. Every year it's been a little different based on feedback from the community. But we found that each Fall we're pulled away from our mission and core work to produce this event using our small staff. So we think we need to take advantage of the momentum we are currently experiencing in the Cathedral District and concentrate our efforts with laser focus on attracting developers, retailers, schools, people, and families- that is our mission. But this will require us to put a “pause” on our Christmas event, not eliminate it, just “pause” it. We feel confident that this will produce significant



results that will benefit everyone located in and around the Cathedral District, which, in turn, should make you, our donors, very gratified.

Instead of putting together one large event at the end of the year we're planning several small events throughout the year. We're taking feedback from the community and addressing topics they're interested in. In late April we hosted a discussion: *Sulzbacher: Impact on Downtown* with President and CEO of the Sulzbacher Center, Cindy Funkhouser, to discuss the homeless issue downtown. Over 90 people signed up to watch this webinar! Topics like homelessness play a huge role in the feedback we get from future residents and it's obvious to us that the community wants to hear more about several topics.

Please join us this year in sponsoring a yearlong **"CDJ Impact Series"** on topics from leaders in the community and specialists so we can focus on what Cathedral Hill really needs – engagement with the community and focus on building the *Newest Oldest Neighborhood*.

We want to continue our partnership with you and share the knowledge that you are supporting our mission. Please consider your support for our important work in 2023.

Thank You for Your Consideration, we will follow-up with you very soon.

A black ink signature of Syd Gervin, written in a cursive style.

Syd Gervin, Chairman

A blue ink signature of Tamara Baker, written in a cursive style.

Tamara Baker, Board

A black ink signature of Ginny Myrick, written in a cursive style.

Ginny Myrick, Pres/CEO