

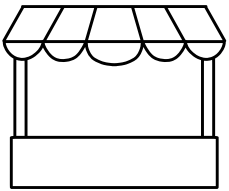


Jacksonville Small & Emerging Business

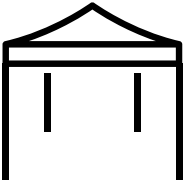
NEWSLETTER

CURRENT UPDATES

Take a look at our upcoming events!



The Riverside Arts Market has opened up spaces for our JSEBs! If you are interested in participation on Saturdays, please email igavric@coj.net for details. This is a great way to bring awareness of your company! Space is limited.



If you are interested in participating in the Downtown Vision ArtWalk for November, please email igavric@coj.net for details.



See the attached flyers for more information.

EVENTS HAPPENING



On October 9th, we hosted an event at our library location with the Small Business Development Office (SBDC). If you would like more information on how SBDC can help your business, please visit <https://www.unf.edu/sbdc/index.html>. We highly recommend you attend a workshop at one of our centers in the future!

Upcoming Events

10/29
12PM

**Commercial Real Estate Education Series
for Business Owners**
Flyer Attached

10/29
2:30PM

AI For Entrepreneurship
Flyer Attached

11/06
6PM

Mastering Grant Writing Fundamentals
Flyer Attached

11/07
9:30AM

10X Your Business in '26
Flyer Attached

www.jseb.jacksonville.gov/events





Commercial Real Estate Education Series for Business Owners

OCTOBER 29, 2025
12:00 – 1:00 PM
PHOENIX ART DISTRICT
2320 N LIBERTY ST, JACKSONVILLE, FL 32206

Presented By: **Ashleigh Shim**
Licensed Commercial
Real Estate Professional

Brokerage: **Petra Management Inc.**
www.petrajax.com

PROJECT OBJECTIVE

An educational series designed to empower Jacksonville business owners with essential knowledge for making informed commercial real estate decisions. Each session combines expert instruction, local market insights, and interactive Q&A.



SESSION TOPICS

- Commercial Lease Fundamentals
- Commercial Property Types
- Jacksonville Market Intelligence
- Financial Considerations & Lease Negotiations
- Legal Considerations & Due Diligence

EDUCATIONAL OUTCOMES

- Evaluate commercial properties with confidence
- Understand lease terms effectively
- Make decisions based on market knowledge
- Navigate lease process efficiently
- Avoid common pitfalls that cost time and money

OVERALL BENEFITS

Economic Development:
Better-informed business owners make smarter decisions which allows opportunity for business growth and expansion

Business Retention:
Educated tenants are likely to succeed and remain in Jacksonville

Professional Network Building: Connects local businesses with trusted commercial real estate expertise beyond brokerage

Community Investment:
Demonstrates city commitment to small business success

AI FOR ENTREPRENEURS



Learn. Build. Automate.

Turn Everyday Business Tasks
into Smart Systems Using AI.

PRESENTED BY CMG³ TECH & JSEB



What You'll Learn

- 1 How to Use ChatGPT for Business
- 2 Intro to Automation:
Docs, Emails, & CRMs
- 3 Boosting Marketing with AI Tools



Session Details

Last Wednesday of the Month

TIME: 2:30 PM - 3:30 PM

WHERE: Jacksonville Main
Library

ADDRESS: 303 N Laura Street
Jacksonville, FL 32202

ANGELINA GRISSOM

Founder of CMG³ Technologies
& CMG³ University

**AI Strategist & Tech Educator
Entrepreneurial Mentor**

With a heart for community
and a passion for automation,
Angelina helps small business owners
and future founders build smarter
not harder using today's best AI tools.

Email info@cmg3technologies.com with any questions

Mastering Grant Writing Fundamentals



Are you new to grant writing or looking to sharpen your skills? Tired of funding your business solely out of pocket? The Jacksonville Small and Emerging Business (JSEB) and Manifesting On More - a grant writing and management company is offering a **6-session intensive workshop series** that will equip you with the tools, strategies, and confidence to secure funding for your business. Learn how to identify fundable programs, craft compelling narratives, build realistic budgets, and cultivate lasting donor relationships that can turn your vision into a funded reality. **Walk away with a certificate of completion** and actionable skills you can use to begin grant acquisition.



Arnisha T Johnson

Grant Writing Facilitator

HOSTED BY:
Manifesting On More - a Grant
Writing and Management
Company
1st and 3rd Thursday



Scan to register

What You'll Learn:

- 1 Introduction to Grant Writing
- 2 Identifying Your Fundable Programs
- 3 Introduction to Budgeting
- 4 2026 SMARTER Goal Setting
- 5 Cultivating Donor Relations
- 6 Sourcing and Tracking Grants

BEGINNING:
November 6, 2025

TIME: 6:00PM TO 7:30PM
LOCATION: VIRTUAL



BUSINESS GOAL PLANNING 2026

Set Visionary Goals to Achieve 10x Results
Develop the Strategic Steps
Establish Daily Tactics

This is a hands-on workshop

To build your plan for 2026

Learn How to Scale and Grow 10x

Friday Nov. 7, at 9:30am - 11am

Jacksonville Main Library

303 N Laura Street 32202



Registration <https://linktw.in/KyykGx>



Speaker:

Kent Irwin, President

Strategic Vision Coaching

Business and Entrepreneur Coach

Also serves as Dir. of Curriculum at AcceleratePV, Jacksonville's
business accelerator & incubator

Questions? kent@kirwincoaching.com