

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, November 24, 2025

10:00 AM

**Council Chamber,
1st Floor,
City Hall**

Special Committee on the Future of Downtown

*Council Member Joe Carlucci, Chair
Council Member Ron Salem, Vice Chair
Council Member Raul Arias
Council Member Matt Carlucci
Council Member Jimmy Peluso*

*Legislative Asst: Steven Libby
Research: Colleen Hampsey
Auditors: Phillip Peterson
OGC: Carla Schell*

Special Committee on the Future of Downtown:

Meeting Convened: 10:00 am

Meeting Adjourned: 11:31 am

Attendance: CMs J. Carlucci, Salem, Carlucci and Peluso

Also: Carla Schell, OGC; Phillip Peterson, Auditor's Office; Colleen Hampsey, Council Research

Call to Order & Introductions

Chair J. Carlucci convened the meeting, called for introductions, and reviewed the agenda.

DIA Disposition (in progress, priority, and inventory)

Colin Tarbert, DIA, gave a presentation about DIA's current and upcoming projects. He talked about projects in LaVilla related to the UF campus, including a property exchange (Vestcor/ Apex) and Riverfront Plaze Pad B, and the Prime Osborn site. Mr. Tarbert described the Synder Memorial Church re-use project, with targeted solicitation planned for next year. He mentioned the Ford on Bay project in preparation for an early 2026 RFP. He talked about future uses for the former MOSH location.

CM Salem asked about a temporary MOSH site to be used until the new building is constructed. Mr. Tarbert said there are plans in discussion for a MOSH mobile unit for programming.

CM Carlucci suggested using the former MOSH building for a riverfront restaurant, and he highlighted the need for shade trees in the area.

CM Peluso asked about the timeline for the Related project, expressed support for the Snyder refurbishment and disposition, asked about the process for unsolicited proposals, and encouraged the use of design standards for downtown buildings.

CM J. Carlucci talked about the Snyder project and the desirability of a public entertainment venue in that location. There was discussion about when the old MOSH building will be returned to the City and the status of the facility. Nina Sickler, Public Works, said that the most recent site visit identified multiple issues and roughly \$1.5 million needed for immediate upgrades, and she noted the monthly cost for utility services for the building around \$10,000 per month. CM J. Carlucci mentioned demolition as an option, estimated to be \$500,000 - \$1 million.

Planned Public Improvements

Mr. Tarbert talked about DIA's public improvement projects on the Northbank, including Riverfront Plaza Restaurant Parcel & Phase 2, the Music Heritage Garden, Shipyards West Park, the new MOSH Park and Riverwalk. He spoke about Southbank projects, including the St. Johns River Park Restaurant Site, and Broadcast Place Park.

CM Salem asked whether the riverfront parks are over-budget. Ms. Sickler indicate that the parks are on budget and on time as of now. CM Peluso asked about Shipyards West, parking options, and the Fire Museum. CM J. Carlucci said that the committee will discuss the Shipyards West project at the February meeting.

Projects Advancing Towards Review

Mr. Tarbert talked about DIA projects advancing for review, including the Gateway project with Publix as the anchor on the street level. There was discussion about completion grants, and CM Salem asked for a list of completion grants at the next meeting. Mr. Tarbert said that the expectation is that as downtown development continues, the need for incentives will decrease.

Additional Projects in the Pipeline

Mr. Tarbert talked about projects in the pipeline, including Pearl Square, Jones Bros, and the Ambassador Hotel. CM Salem asked for the list of completion grants that he requested to include pipeline project obligations, separating REV grants from completion grants. CM Carlucci requested that Council Research compile a report on other cities and incentives, like Charlotte or Tampa, to ascertain if incentives decreased/ended as downtown developed more completely.

CM Carlucci talked briefly about his legislation about the Main St Bridge and historic designation. The committee talked about the ice rink, slated to open under the Fuller Warren Bridge.

Adjourn

Chair J. Carlucci adjourned the meeting at 11:31 am.

Minutes: Colleen Hampsey, Council Research
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Posted: 12.3.25 5:00 pm