

JANUARY 12, 2026

SHAPING THE FUTURE OF DOWNTOWN JAX



DOWNTOWN
INVESTMENT AUTHORITY

AGENDA

- 1. 330 East Bay Street**
Massing Study Update & Notice of Disposition Preview
- 2. Baptist Health Hotel**
REV & Completion Grant Request
- 3. Former MOSH Building**
Demolition & abatement cost updates
- 4. Snyder Memorial Church**
RFP update
- 5. Completion Grant Tracking**

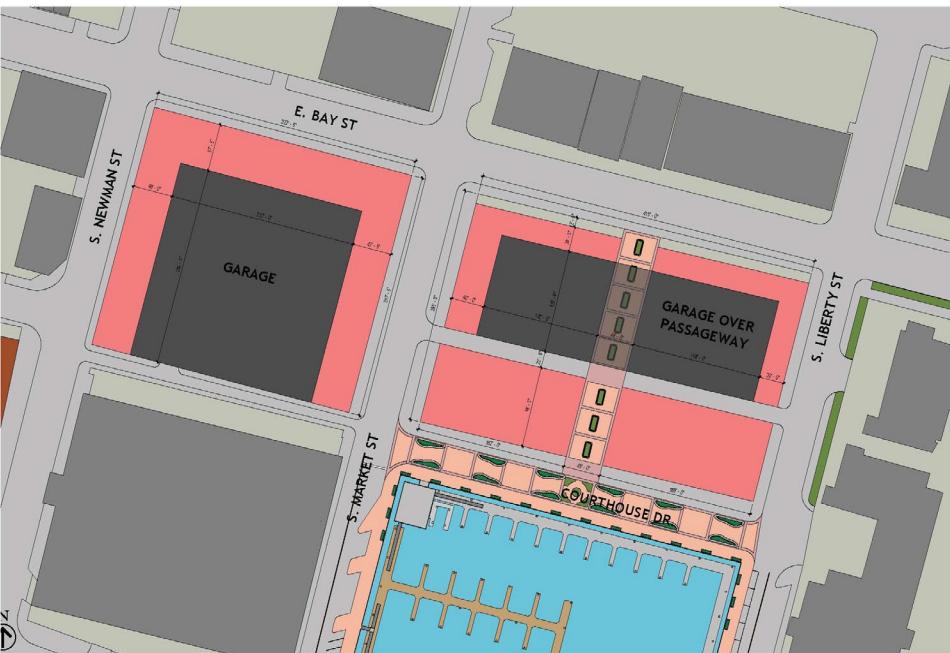




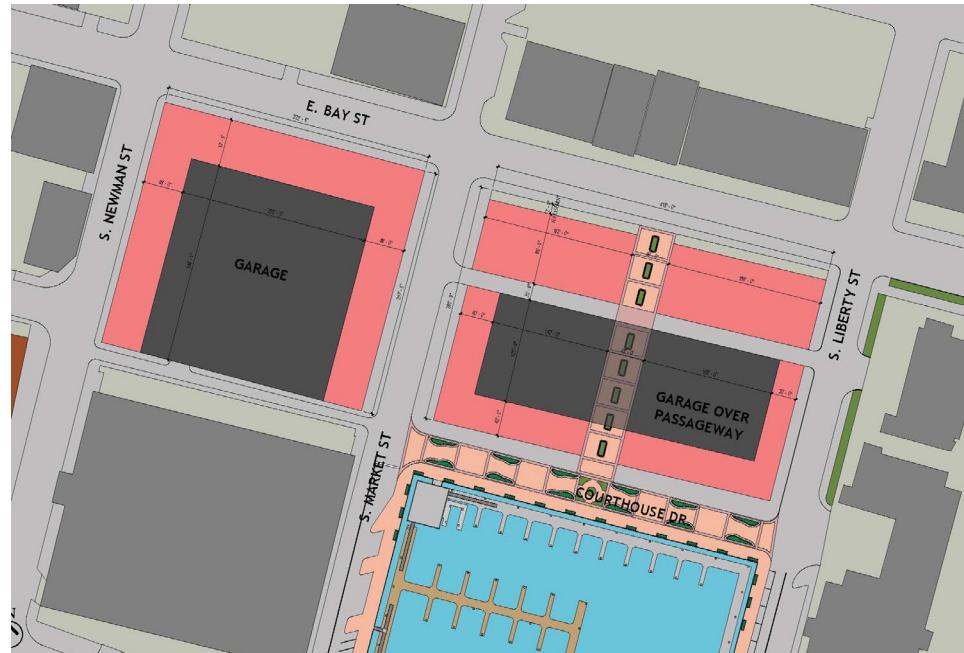
330 EAST BAY STREET

*Massing Study Update &
Notice of Disposition Preview*

SCHEME 1



SCHEME 2



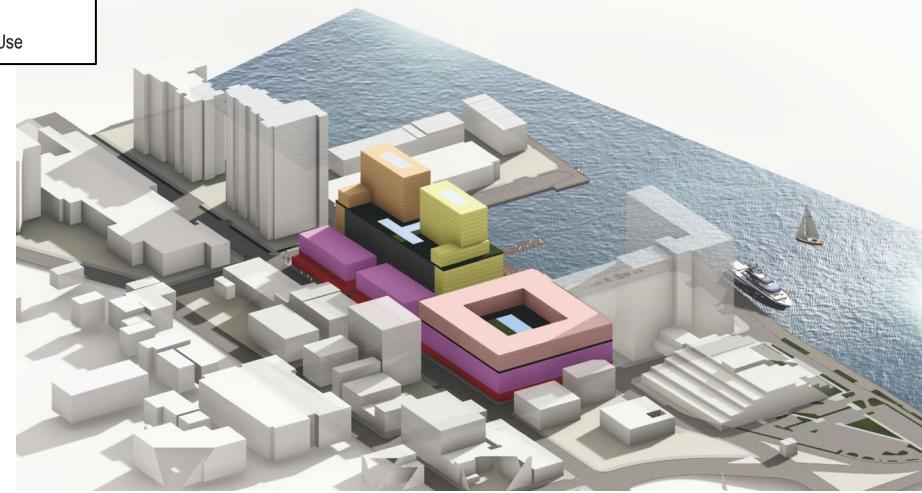


SCHEME 1

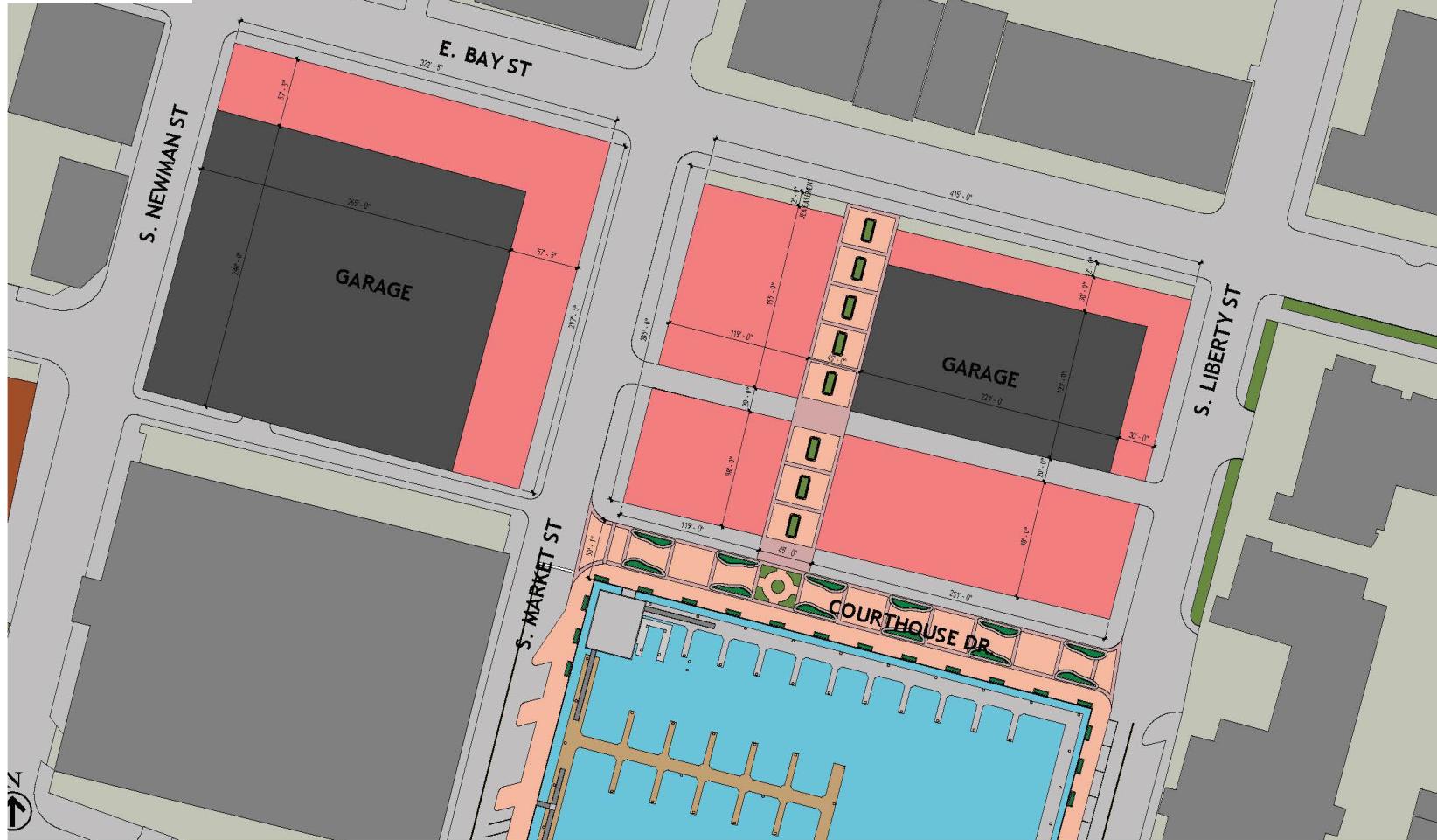
- Orange: Residential- Apartments
- Yellow: Residential- Condos
- Pink: Hotel
- Red: Commercial
- Purple: Office/ Mixed Use



SCHEME 2

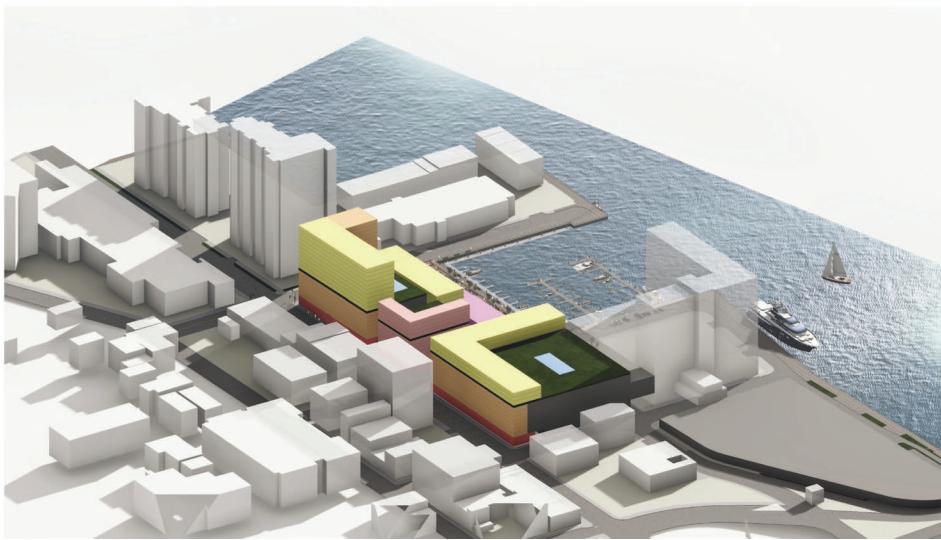


SCHEME 3

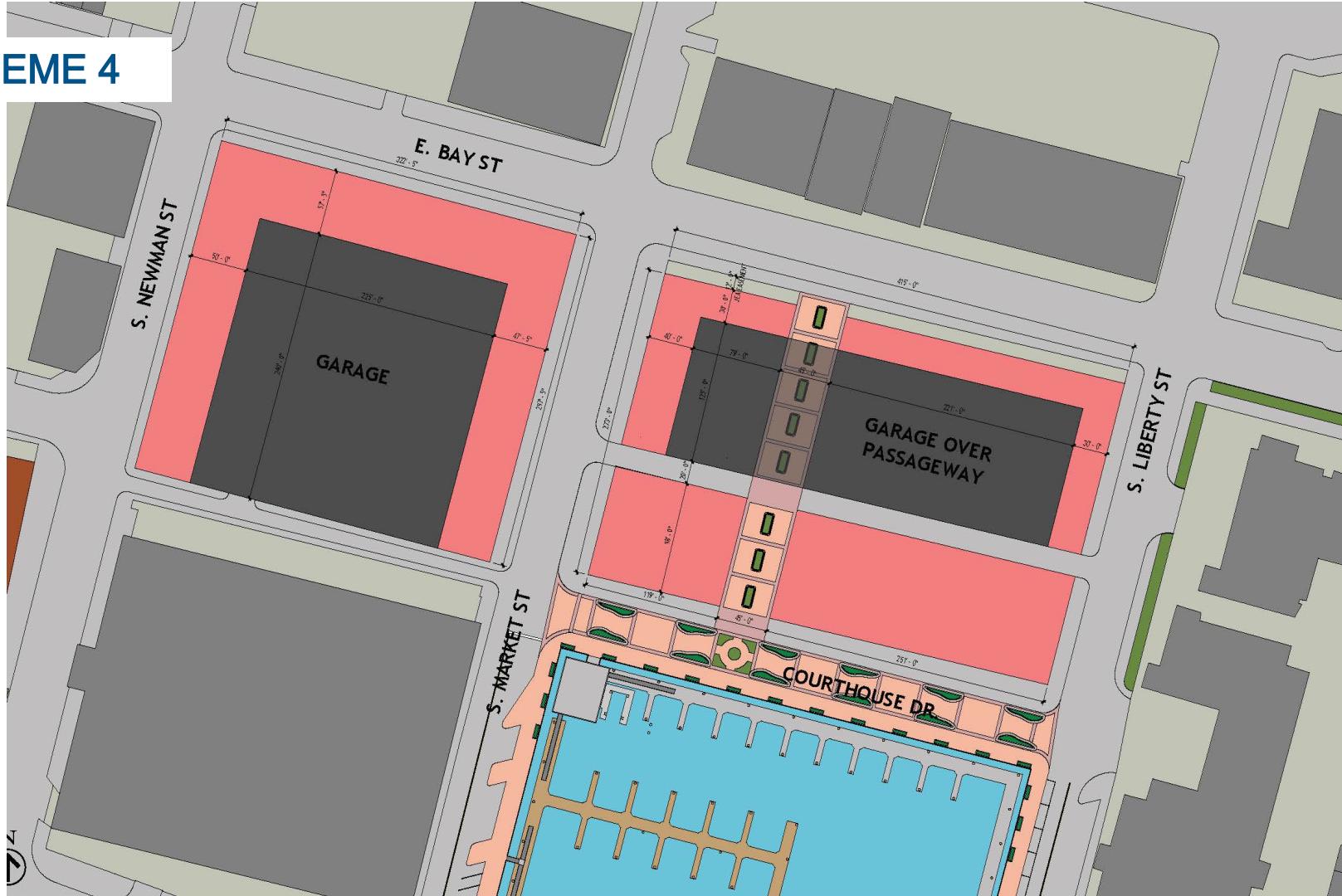


SCHEME 3

- Residential- Apartments
- Residential- Condos
- Hotel
- Commercial
- Office/ Mixed Use



SCHEME 4



SCHEME 4

- Residential- Apartments
- Residential- Condos
- Hotel
- Commercial
- Office/ Mixed Use



NOTICE OF DISPOSITION

PHASED APPROACH

Advancing phased approach to ensure high-quality outcomes and long-term flexibility

Strategy allows incremental development to proceed while maintaining coordinated planning, access, and design across the full site

PHASE ONE ANTICIPATED TIMELINE

Targeting Issuance of NOD: January 2026
Targeting Responses Due: March 2026

FUTURE PHASE

Remaining eastern portion anticipated for solicitation in late 2026 per massing study



NOTICE OF DISPOSITION

PHASE ONE DEVELOPMENT INTENT

Seek a qualified development team to acquire and redevelop the **western portion** of the former courthouse site (**± 0.8 acres**) to deliver a high-quality, mixed-use project that:

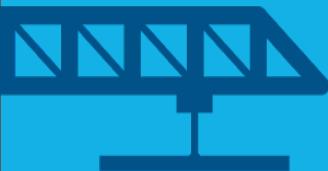
- Strengthens Bay Street with active ground-floor uses
- Activates the Riverwalk and riverfront with retail and dining
- Enhances Downtown's destination appeal
- Energizes future phases of site redevelopment

PHASE ONE PREFERRED USES

Proposal may include a mix of:

- Hospitality
- Retail and Restaurants
- Office
- Institutional
- Public Civic and Open Space





BAPTIST HEALTH HOTEL

REV & Completion Grant Request

BAPTIST HEALTH HOTEL

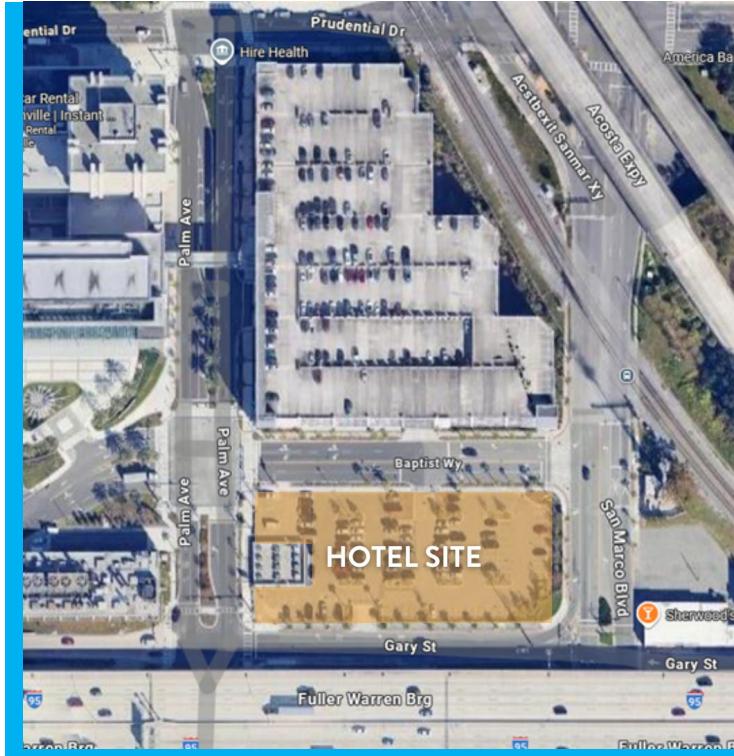
1051 PALM AVE

- 15-story, dual-branded hotel
- Approximately **226 guest rooms**
- Lobby, restaurants, and conference space, including approximately 5,000 SF **publicly accessible rooftop restaurant and terrace**
- On-site parking garage approximately 130 spaces

Total Development Cost: ~\$109.7 million

Requested Incentives

- REV Grant: \$12.9 million (DIA, TIF)
- Completion Grant: \$8 million (City, Gen Fund)





FORMER MOSH BUILDING

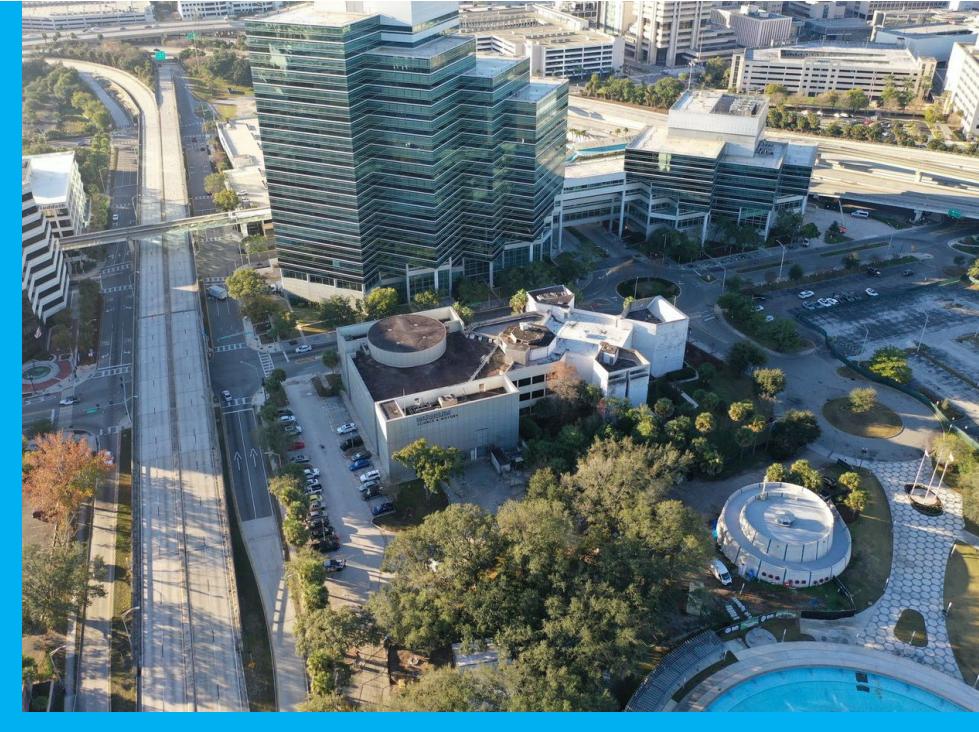
Demolition & Abatement Cost Updates

FORMER MOSH SITE

1025 MUSEUM CIRCLE

- Site to be returned to City
- Coordinated redevelopment with Related Group
- Future use TBD

Demolition cost estimate: \$835K





SNYDER MEMORIAL CHURCH

RFP Update

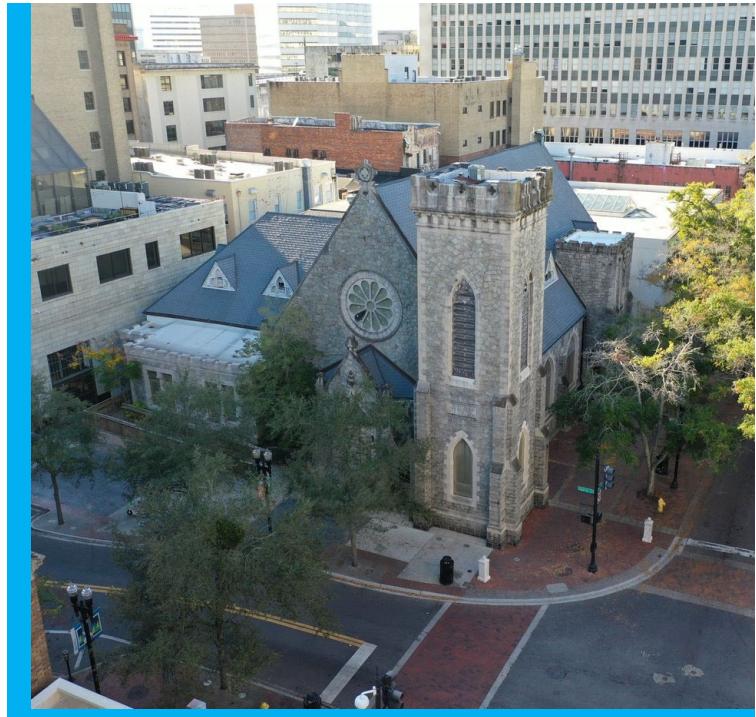
SNYDER MEMORIAL CHURCH

226 N LAURA STREET

- Historic structure at key downtown corner
- Seek Board approval to initiate disposition process
- Total CRA-supported budget: \$4.5M
- Potential reuse as entertainment, food and beverage space

Targeting pre-solicitation via broker in Q1 (Feb/March)

Targeting formal Notice of Disposition in Q2 (April/May)





COMPLETION GRANT TRACKING

DOWNTOWN INVESTMENT AUTHORITY
COMMITMENT TRACKING REPORT
1/9/2026

PROJECT (AS PREVIOUSLY APPROVED)	DIA RES	CITY ORD	ROI	FUNDED (Y OR N)	SOURCE OF FUNDING	GENERAL FUND IMPACT (Y OR N)	FY 26		FY 27		FY 28		FY 29		FY 30		FY 31		FY 32		FY 33		FY 34		34-35		
Iguana/Kids Kampus/Shipyards (Completion Grant)	2022-09-01	2022-371	1.09	N	General Fund	Y	\$ -	\$ 25,834,387	\$ -	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ -	\$ -	
Kelco Home2Suites (DEDG)	2023-12-01	2022-3316	1.34	N	General Fund	Y	\$ -	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522
Jones Bros. (DPRP)	2023-05-03	2024-37	0.50	N	General Fund	Y	\$ -	\$ 6,033,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gateway 144/Osprey River LLC (Completion Grant)	2024-04-12	2024-0495	1.07	N	General Fund	Y	\$ -	\$ 4,238,000	\$ 2,606,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gateway NS/725 Pearl Garage (Completion Grant)	4/12/2024	2024-0495	1.06	N	General Fund	Y	\$ -	\$ 1,061,800	\$ 844,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gateway NS/606 Pearl St LLC (Completion Grant)	2024-04-12	2024-0495	1.08	N	General Fund	Y	\$ -	\$ -	\$ 19,396,200	\$ 6,160,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gateway NL1/Jax Porter LLC (Completion Grant)	2024-04-12	2024-0495	1.06	N	General Fund	Y	\$ -	\$ -	\$ 4,639,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Juliette Balcony (DPRP)	2024-11-06	2025-183	0.53	N	General Fund	Y	\$ -	\$ 2,560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SUBTOTAL (Approved by City Council - Future General Fund appropriation required)							\$ -	\$ 44,605,509	\$ 23,084,722	\$ 6,399,322	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 75,282,163
PROPOSED PROJECTS (As Approved by the DIA Board but RDA not yet executed or still requiring City Council Approval)																											
N7 Public and Apt Building (Completion Grant)	2025-12-02																										\$ 28,250,000
Legislation Filed																											
Rise Doro	2024-06-01	2024-633	1.01	Y	2025-0873	General Fund	Y	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND CURRENTLY BEFORE CITY COUNCIL							\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND (Fully Approved plus Proposed by Subject Legislation)							\$ 3,000,000	\$ 44,605,509	\$ 23,084,722	\$ 6,399,322	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 75,282,163	



THANK YOU



904.225.5302

DIA.JACKSONVILLE.GOV

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