

JANUARY 12, 2026

# SHAPING THE FUTURE OF DOWNTOWN JAX

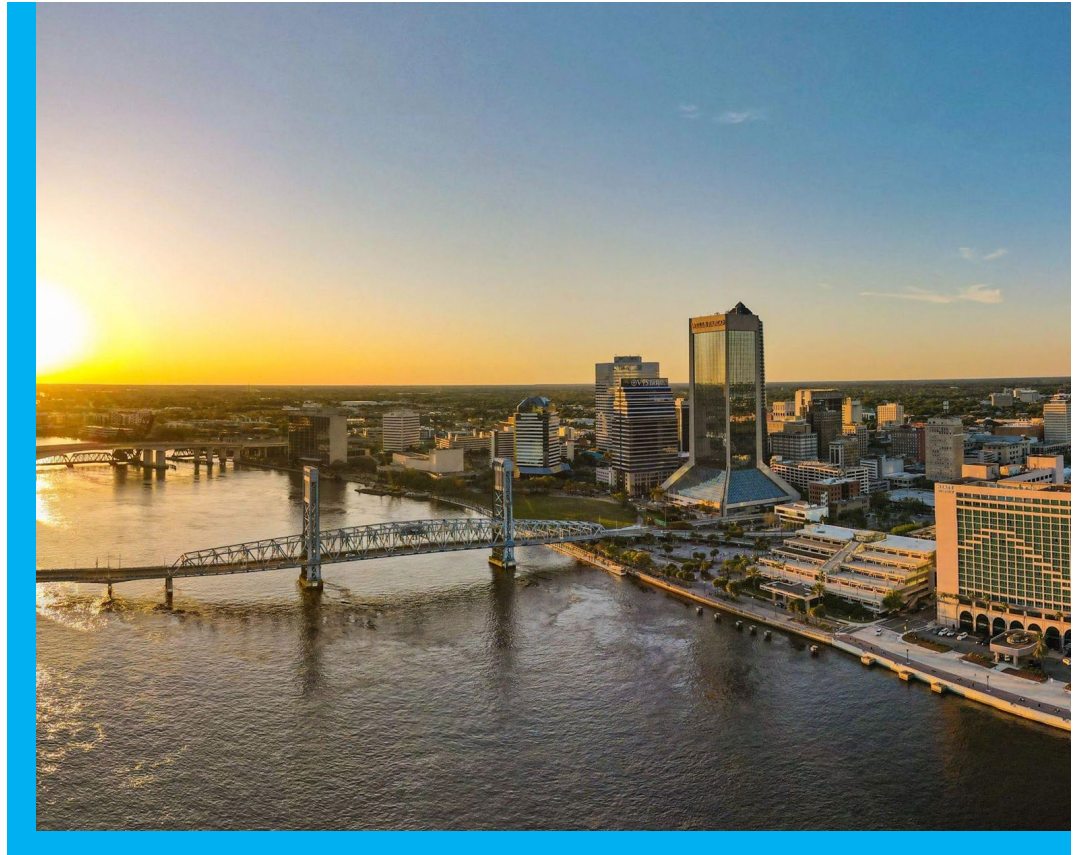


**DOWNTOWN**  
INVESTMENT AUTHORITY

# AGENDA

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- 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**



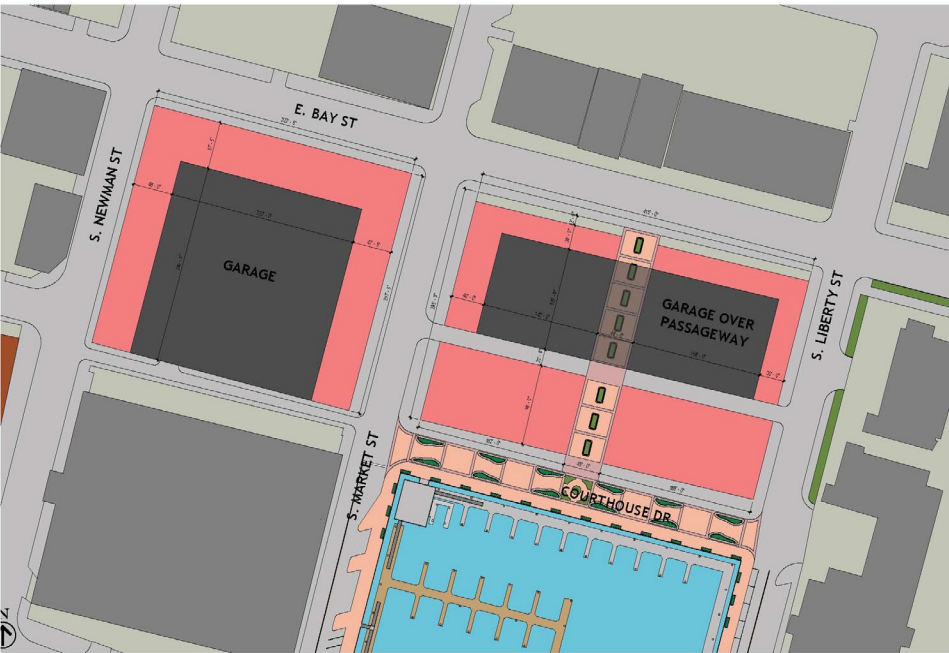


# 330 EAST BAY STREET

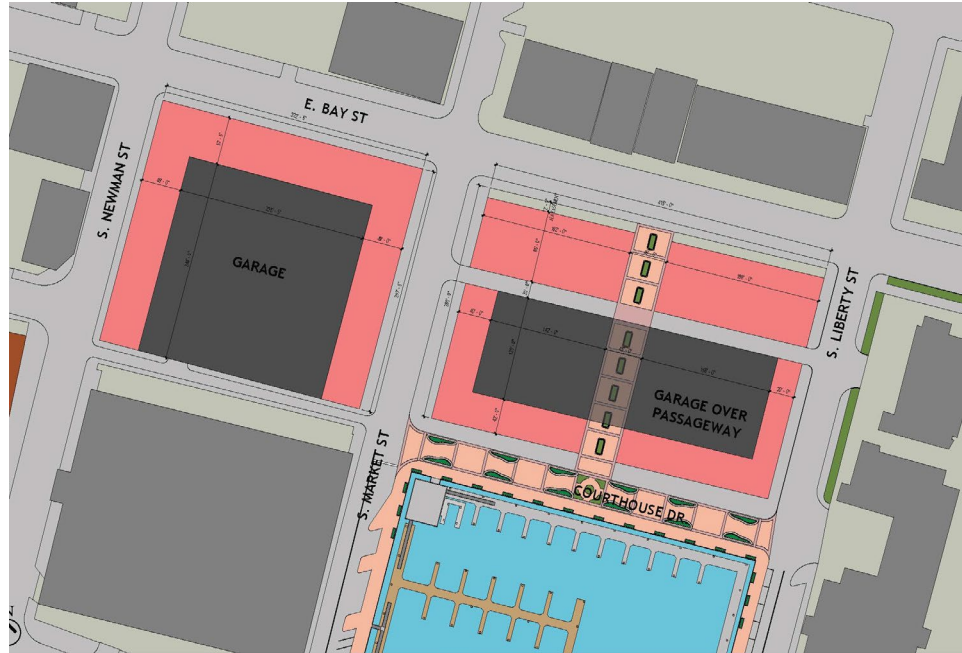
*Massing Study Update &  
Notice of Disposition Preview*

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# SCHEME 1



# SCHEME 2





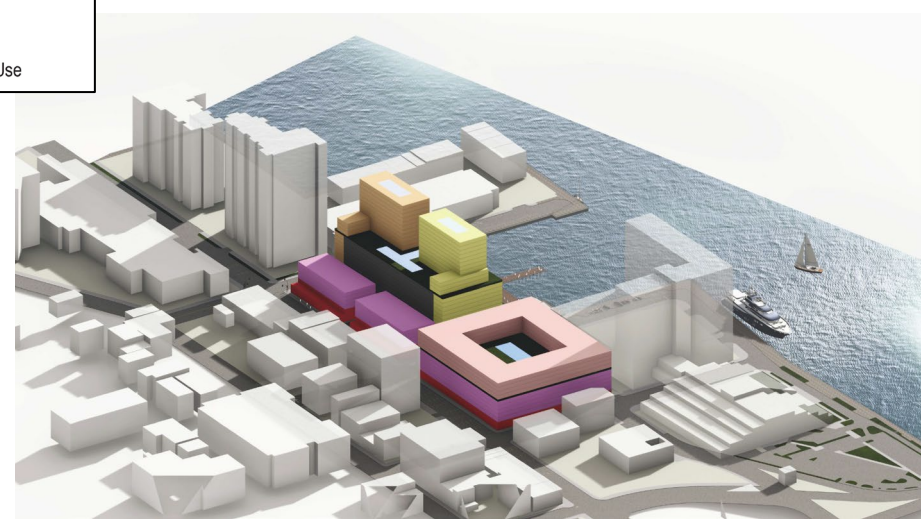
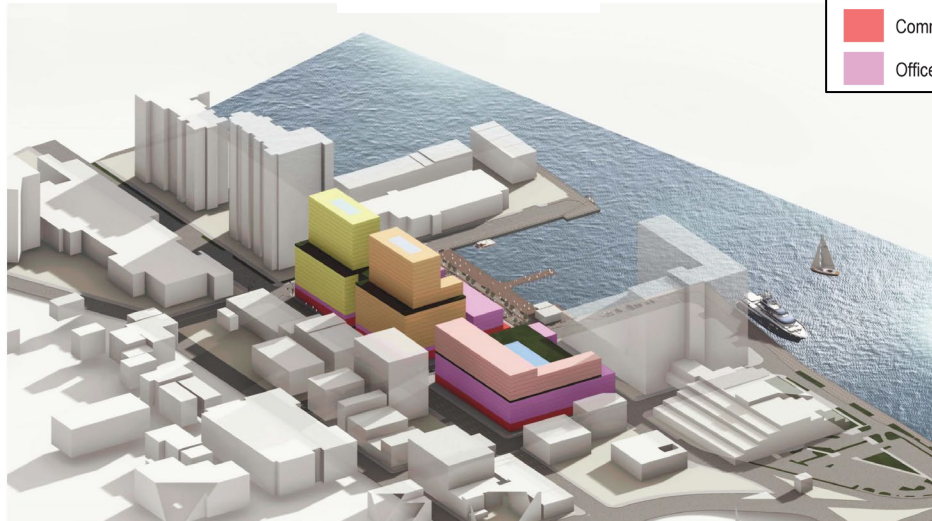


**SCHEME 1**

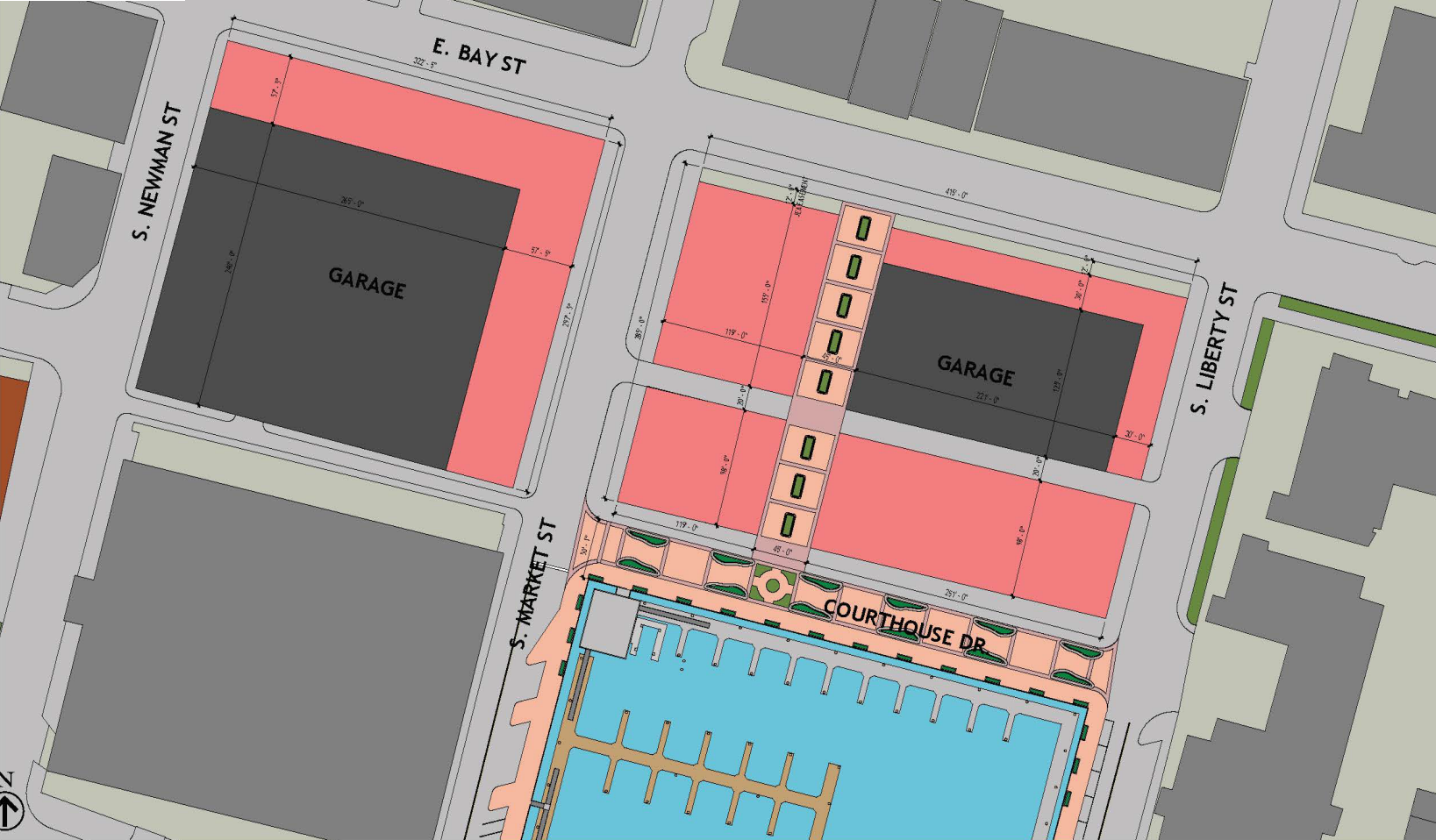


**SCHEME 2**

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

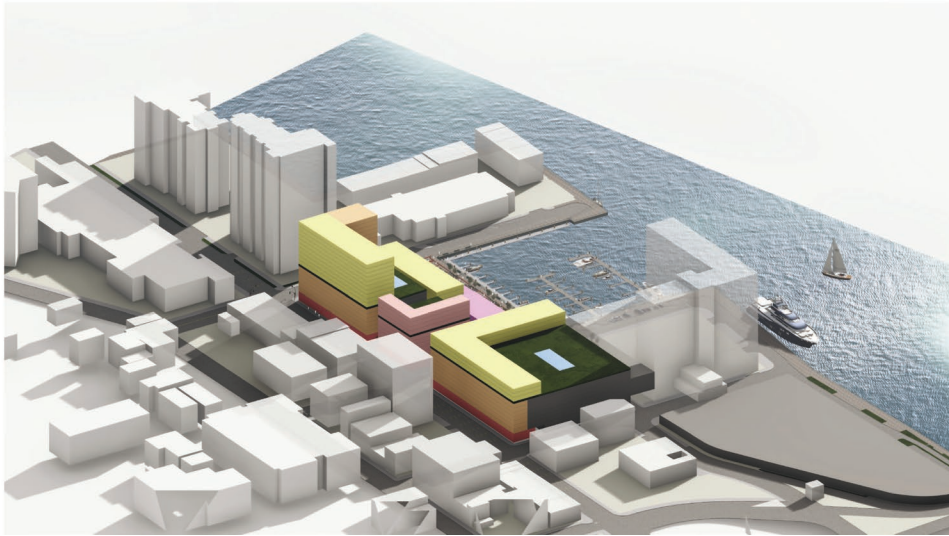
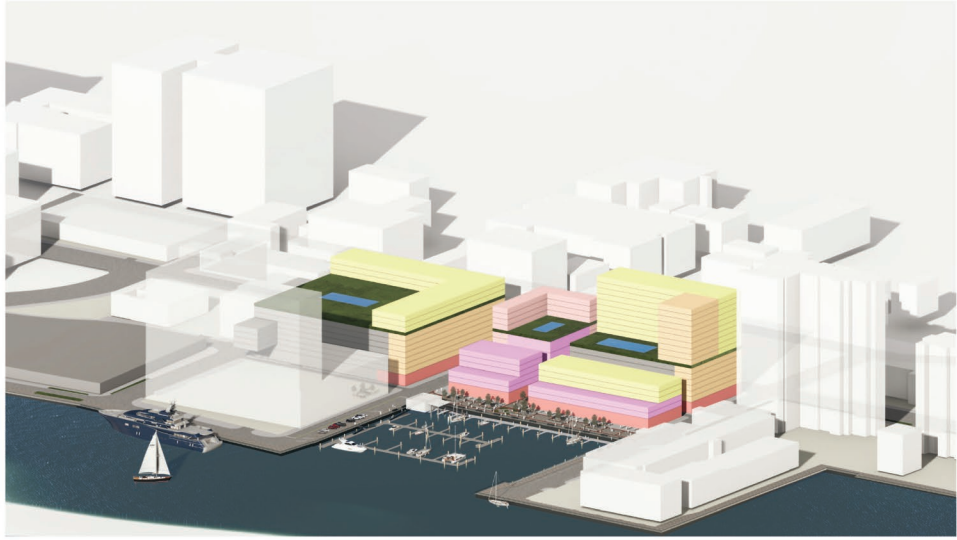


# SCHEME 3



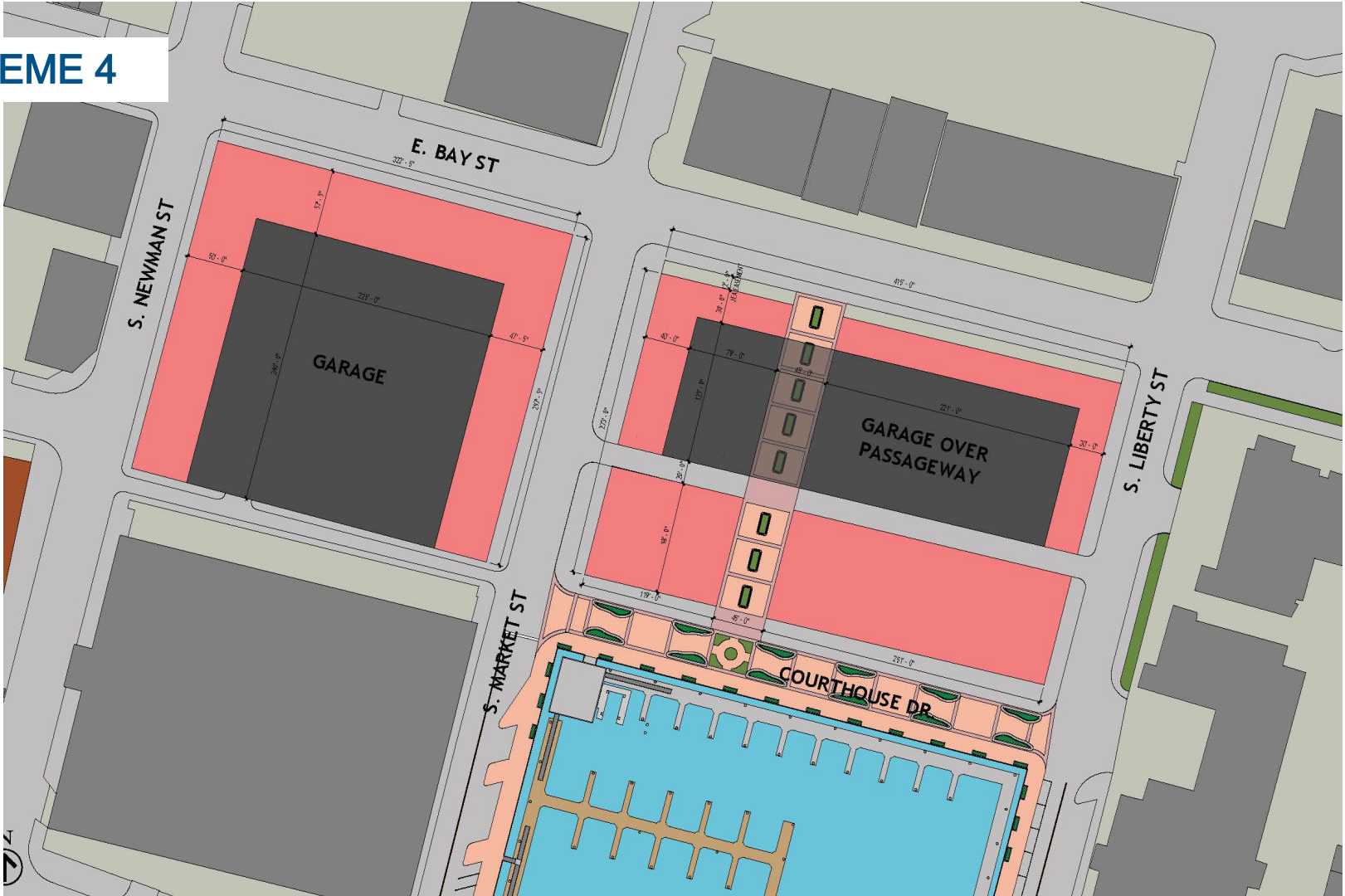
# SCHEME 3

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



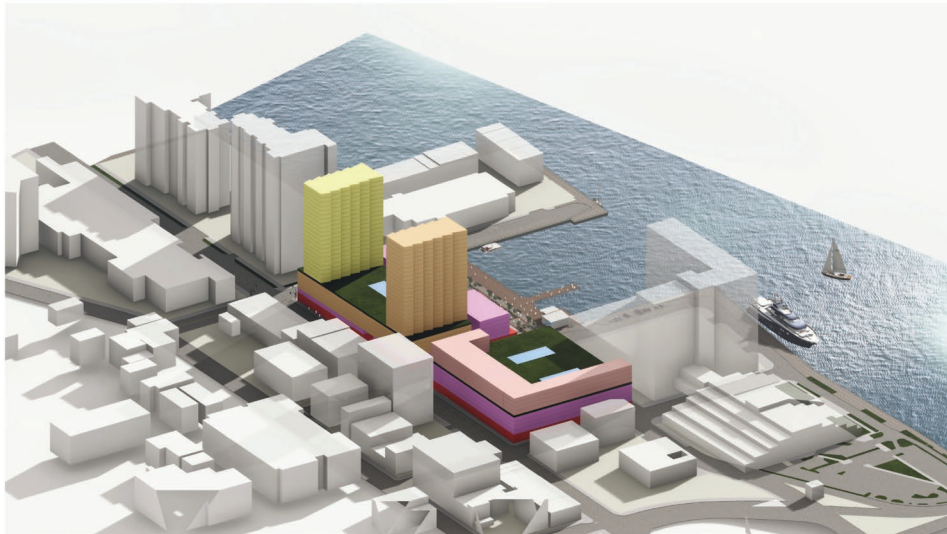
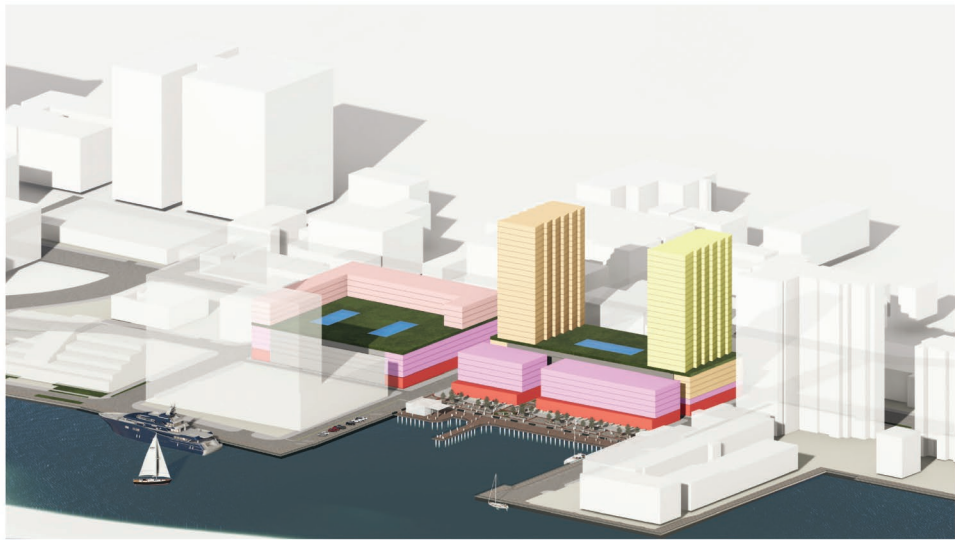


SCHEME 4



# SCHEME 4

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



# NOTICE OF DISPOSITION

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## 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

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## 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*

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# BAPTIST HEALTH HOTEL

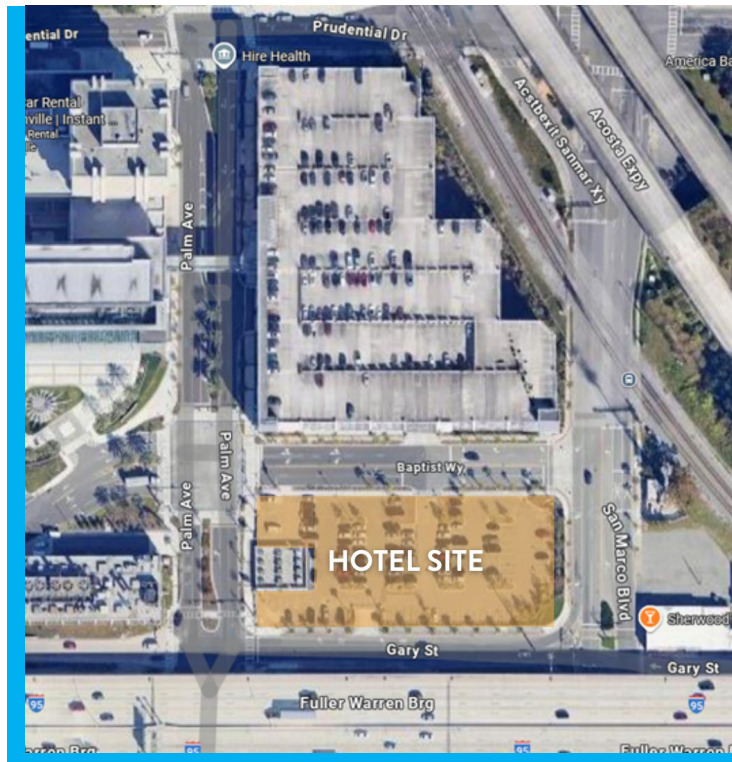
## 1051 PALM AVE

- 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*

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# 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*

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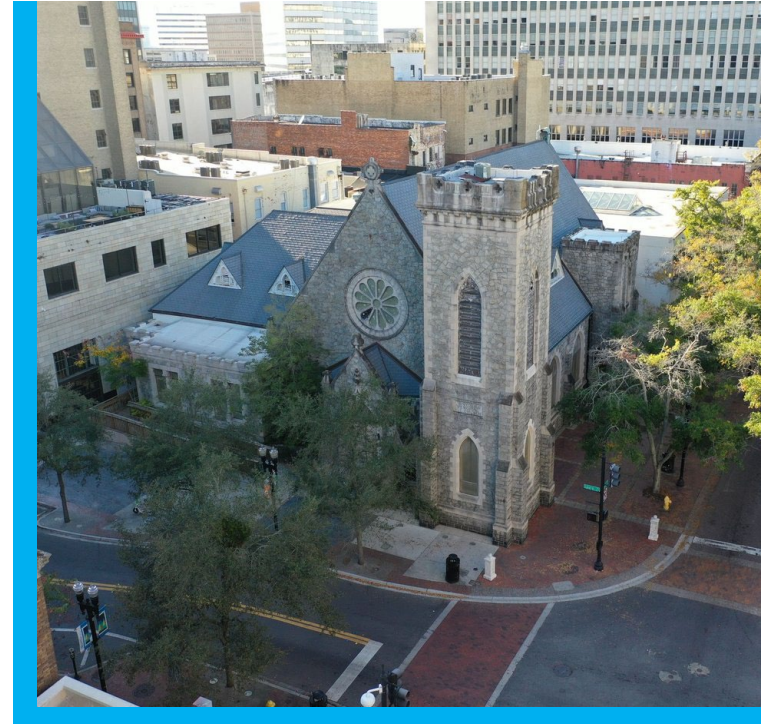
# SNYDER MEMORIAL CHURCH

226 N LAURA STREET

- Historic structure at key downtown corner
- Seek Board approval to initiative 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

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**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	FY27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	34-35
Iguana/Mids Kampus/Shipyards (Completion Grant)	2022-09-01	2022-871	1.09	N	General Fund	Y	\$ -	\$ 25,334,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Koko Home/Shutters (DEEG)	2021-12-01	2022-316	1.34	N	General Fund	Y	\$ -	\$ 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 NA/Cypress River LLC (Completion Grant)	2024-04-12	2024-0495	1.07	N	General Fund	Y	\$ -	\$ 4,238,000	\$ 2,606,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gateway NB/721 Peast Garage (Completion Grant)	4/12/2024	2024-0495	1.06	N	General Fund	Y	\$ -	\$ 1,061,600	\$ 944,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gateway NB/606 Peast St LLC (Completion Grant)	2024-04-12	2024-0495	1.08	N	General Fund	Y	\$ -	\$ -	\$ 19,396,200	\$ 6,160,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gateway NL/Law Porter LLC (Completion Grant)	2024-04-12	2024-0495	1.06	N	General Fund	Y	\$ -	\$ 4,639,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Julette Bakery (DPRP)	2024-11-06	2025-183	0.53	N	General Fund	Y	\$ -	\$ 2,560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL (Approved by City Council - Future General Fund appropriation required)</b>							\$ -	\$ 44,605,509	\$ 23,084,722	\$ 6,399,322	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ -
<b>PROPOSED PROJECTS (As Approved by the DIA Board but RDA not yet executed or still requiring City Council Approval)</b>																
N7 Publix and Apt Building (Completion Grant)	2025-12-02						\$ -	\$ -	\$ -	\$ 28,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,250,000
<b>Legislation Filed</b>																
Riva Doors	2024-06-01	2024-633	1.01	Y 2025-01873	General Fund	Y	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND CURRENTLY BEFORE CITY COUNCIL</b>							\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
<b>TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND (Fully Approved plus Proposed by Subject Legislation)</b>							\$ 3,000,000	\$ 44,605,509	\$ 23,084,722	\$ 6,399,322	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 78,282,163



# THANK YOU



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904.225.5302

[DIA.JACKSONVILLE.GOV](http://DIA.JACKSONVILLE.GOV)

117 W. DUVAL ST. #310