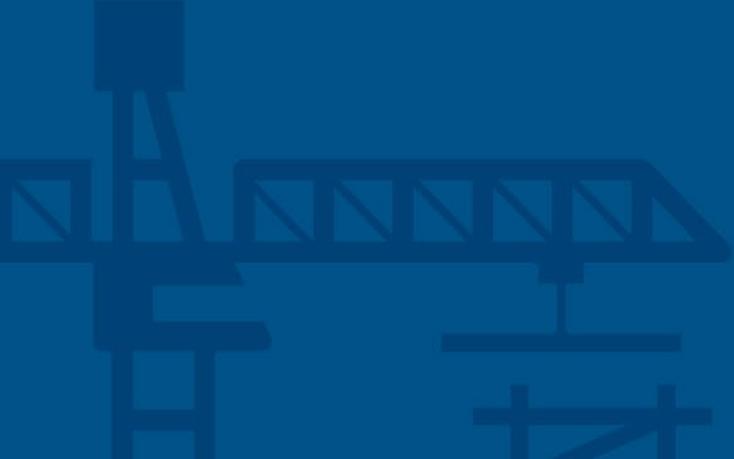


FEBRUARY 9, 2026

SHAPING THE **FUTURE** **OF DOWNTOWN** JAX



DOWNTOWN
INVESTMENT AUTHORITY

AGENDA

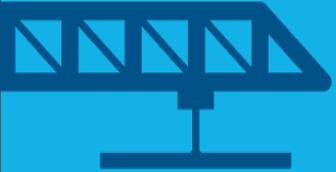
1. Public Parking Access: Riverfront Plaza & Friendship Fountain
2. Riverfront Plaza: Gateway Development Update
3. Riverfront Plaza: CRA Parcel Restaurant Disposition Update
4. EverBank Downtown: Retention Request
5. Downtown Development Pipeline Overview





PUBLIC PARKING ACCESS

Riverfront Plaza & Friendship Fountain



RIVERFRONT PLAZA

Gateway Development Parcel Update

GATEWAY DEVELOPMENT UPDATE

RIVERFRONT PLAZA

- Parcel closed December 19
- Concept design underway
- Architect: COOKFOX Architects (New York-based firm)
- Program highlights:
 - *Approx. 160-key hotel*
 - *Approx. 60 for-sale condo units (hotel-affiliated)*
 - *Ground-floor retail & restaurant space*
 - *150 Structured Parking Spaces*
- Estimated investment: ~\$240M
- Preliminary construction pricing expected: Spring
- Potential DIA incentive review expected: Summer
- Redevelopment agreement review/potential approval: Fall
- Target to complete approvals: year-end
- Expected construction commencement: Q4 2027





RIVERFRONT PLAZA

CRA Parcel Restaurant Disposition

CRA PARCEL RESTAURANT DISPOSITION

RIVERFRONT PLAZA

- DIA Board unanimously approved intent to proceed with Notice of Disposition (NOD) on January 21
- Approval authorizes preparation and issuance of NOD
- Goal is to identify and attract a high-quality riverfront restaurant operator
- Focus on concept quality, operator experience, and activation of Riverfront Plaza
- Next Steps:
 - Notice of Disposition issued February 5
 - Proposals due March 27
 - Return to the Board with a recommended path forward





EVERBANK DOWNTOWN

Retention Effort

EVERBANK DOWNTOWN RETENTION REQUEST

301 W BAY ST

- EverBank has requested consideration of a conditional grant to offset the cost of remaining Downtown versus leasing less expensive suburban space
- Request will be presented to DIA Board
- Scheduled for consideration: February 18, 2026
- Part of broader Downtown employer retention and competitiveness
- BID Plan's first redevelopment goal is:

"Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region's epicenter for business."





DOWNTOWN DEVELOPMENT PIPELINE SUMMARY



THANK YOU



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