



**Downtown Investment Authority  
Strategic Implementation Committee  
Hybrid In-person/Virtual Meeting  
Friday, October 10<sup>TH</sup>, 2025 at 10:00 AM**

## **SIC AGENDA**

**MEMBERS:**

Micah Heavener, Committee Chair  
Scott Wohlers  
John Hirabayashi

Jill Caffey  
Cameron Hooper

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. FORM 8B: VOTING CONFLICT DISCLOSURES
- IV. JUNE 13<sup>TH</sup>, 2025 STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES
- V. RESOLUTION 2025-10-02: NORTH MARKET SOHL PA COMMERCIAL REVITALIZATION PROGRAM
- VI. RESOLUTION 2025-10-05: MUSIC HERITAGE GARDEN FUNDING
- VII. RESOLUTION 2025-10-07: SIP & STROLL FUNDING
- VIII. RESOLUTION 2025-10-08: GATEWAY MOBILITY FEE CREDITS
- IX. RESOLUTION 2025-10-09: M.O.S.H. RDA AMENDMENT
- X. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- XI. ADJOURN

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**PHYSICAL LOCATION**

Jacksonville Public Library-Main Library/Downtown  
303 North Laura Street  
Multipurpose Room (located in the Conference Center)  
Jacksonville, Florida 32202

**Virtual Location**

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

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**TAB IV.**

**JUNE 13TH, 2025 STRATEGIC IMPLEMENTATION COMMITTEE MEETING  
MINUTES APPROVAL**



**Downtown Investment Authority**  
**Strategic Implementation Committee Meeting**  
***Friday, June 13th, 2025***  
***10:00 AM***

**Strategic Implementation Committee Meeting**  
***MEETING MINUTES***

**Strategic Implementation Committee Members (CM) in Attendance:**

Micah Heavener (Chair); John Hirabayashi; Cameron Hooper; Scott Wohlers; Jill Caffey; Patrick Krechowski, Ex Officio

**Board Members in Attendance:** Carrie Bailey; Sondra Fetner, Esq.; Trevor Lee

**DIA Staff Present:** Lori Boyer, CEO; Steve Kelly, Director of Downtown Real Estate and Development; Allan DeVault, Project Manager; Wade McArthur, and Ava Hill, Administrative Assistant

**Office of General Counsel:** Joelle Dillard, Esq.

**Mayor's Office:** Bill Delaney, Council Liaison

**Council Members Present:** None

**I. CALL TO ORDER**

Micah Heavener, Committee Chair, called the Strategic Implementation Committee Meeting to order at 10:00 am and asked for introductions.

**II. PUBLIC COMMENTS**

There were no public comments.

**III. FORM 8B: VOTING CONFLICT DISCLOSURES**

There were no voting conflict disclosures.

**IV. APRIL 11<sup>TH</sup>, 2025, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL**

Committee Chair Heavener called for a motion on the meeting minutes.

**Motion:** Committee Member Wohlers moved to approve the meeting minutes.

**Seconded:** Committee Member Caffey seconded the motion.

Seeing no discussion, Committee Chair Heavener called for a vote.

**Vote:      Aye: 6                  Nay: 0                  Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**V.      RESOLUTION 2025-06-01 DUVAL 212 AFFORDABLE HOUSING SUPPORT LOAN**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING CERTAIN AMENDMENTS TO THAT RESTRICTIVE COVENANTS AND PARKING RIGHTS AGREEMENT (“AGREEMENT”) ENTERED INTO BY THE CITY OF JACKSONVILLE AND BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC., RECORDED IN THE DUVAL COUNTY OFFICIAL RECORDS (BOOK 19849, PAGE 1165) ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE FILING OF LEGISLATION AND THE NEGOTIATION OF ADDITIONAL TERMS AND CONDITIONS AS MAY BE NECESSARY TO FURTHER THE PURPOSES OF THIS RESOLUTION; RECOMMENDING THAT CITY COUNCIL ADOPT LEGISLATION IN SUPPORT OF THE PURPOSES OF THIS RESOLUTION; AUTHORIZING ITS CEO TO EXECUTE DOCUMENTS, AGREEMENTS OR FUNCTIONAL EQUIVALENTS THEREOF AS MAY BE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Mr. Steve Kelley presented a resolution seeking approval for an Affordable Housing Support Loan of up to \$800,000 for the Duval 212 project—a mixed-income development by Cathedral District Jax (CDJ) and Housing Trust Group (HTG). The project will feature 85 residential units and a 1,200-square-foot commercial space, combining three city-owned lots with an adjacent parcel already acquired. The loan is intended to satisfy the local government support requirement for a 9% Low-Income Housing Tax Credit (LIHTC) application through the Florida Housing Finance Corporation (FHFC). Although the resolution authorizes up to \$800,000, the expected need is closer to \$610,000, pending FHFC’s Request for Applications.

The development will include 10 market-rate units and 75 affordable units for households earning between 30% and 70% of the area median income (AMI), with rent restrictions in perpetuity. The commercial space, located at Duval and Noonan Streets, will be eligible for the Retail Enhancement Program. The project also seeks a height deviation from the current 65-foot limit in the Cathedral Hill neighborhood, proposing an 85-foot structure. This deviation is allowed under the Live Local Act and will be processed administratively by the Planning and Development Department.

Mrs. Jenny Myrick, CEO of Cathedral District Jax, emphasized that the neighborhood supports the height deviation, citing the need for density to make projects financially viable. She also noted that CDJ's goal is to bring 2,500 residential units to the area and that local churches, including the one that sold the parking lot to CDJ, are supportive of the project.

Mr. Spencer Sorfleet, Housing Trust Group, addressed the competitiveness of the 9% Low-Income Housing Tax Credit (LIHTC) application. He explained that while the process is highly competitive, the city's financial backing significantly improves their chances. If the project is not selected in the initial round, there are backup options, including applying through the FHFC's Revive program. He also discussed the project's financing structure and addressed concerns about the ratio of soft costs to hard costs, explaining that the estimates are based on current market conditions and experience with similar projects.

Committee Chair Heavener called for a motion on the resolution.

**Motion:** Committee Member Wohlers moved to approve the resolution.  
**Seconded:** Committee Member Hooper seconded the motion.

Committee Chair Heavener opened the floor for discussion.

Q (Committee Member Hirabayashi): Is this a 9% or 4% Low-Income Housing Tax Credit (LIHTC) deal?

A (Mr. Kelley): It's a 9% deal, which brings a higher capital contribution from the tax credits.

Q (Committee Member Hirabayashi): How competitive is the 9% round, and what's the likelihood of being awarded? Is there a backup plan?

A (Mr. Kelley): All FHFC funding rounds are very competitive. This project must first be selected by the Jacksonville Housing Finance Authority (JHFA), which improves its chances. If selected, it competes only within Duval County, not statewide.

A (Mr. Sorfleet, HTG): There's a strong chance of selection, especially with city support. If not awarded, we have a backup plan to apply through FHFC's Revive program. There's also a possibility of litigation if another project is selected unfairly.

Q (Committee Member Hirabayashi): The total project cost is \$36 million, with \$20 million in hard costs. Why is there such a high proportion of soft costs?

A (Mr. Sorfleet): We base soft cost estimates on experience with similar projects, including fees, permits, and contingencies. We also factor in Jacksonville-specific costs like impact and permit fees. Q (Committee Chair Caffey): Has the neighborhood been consulted about the height deviation from 65 to 85 feet?

A (Mrs. Myrick, CDJ): Yes. CDJ has engaged with the community and churches. The real estate subcommittee supports removing the height cap to allow for higher-density development. Churches are aware and supportive, especially the Methodist Church that sold the parking lot.

(Committee Member Hooper): Does the Live Local Act override local height restrictions?

A (CEO Boyer): Yes. The Act allows administrative approval for height deviations if the project meets specific criteria, which this one does.

Q (Committee Member Heavener): Is funding for this loan already allocated in the budget?

A (Mr. Kelley): Yes. Funds are available in both the Northbank and Southbank CRA budgets under the affordable housing support loan category.

Q (Committee Member Heavener): Can the loan be structured for faster repayment, given current interest rates?

A (Mr. Kelley): The structure is dictated by FHFC requirements. It's a 3% loan over 20 years, with annual interest payments subject to available cash flow. If cash flow is insufficient, interest accrues.

Q (Board Chair Krechowski): Is there any risk to the projected tax revenue from this project?

A (Mr. Kelley): The projections are conservative and based on current law. The property will remain taxable, and rent restrictions are in perpetuity. The only risk would be a change in statute or ordinance.

Seeing no further discussion, Committee Chair Heavener called for a vote on the resolution.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**VI. STAFF PRESENTATION AT THE REQUEST OF THE BOARD CHAIR: DIA UNDERWRITING AND DISPOSITION PROCESS**

CEO Lori Boyer led a detailed presentation on the DIA's property disposition process. She explained the three primary methods: unsolicited proposals, negotiated dispositions, and open Requests for Proposals (RFPs). She noted that unsolicited proposals are rarely successful due to incomplete information or misalignment with DIA plans. Negotiated dispositions allow for more flexibility and refinement but may lack transparency. Open RFPs offer broader market access but often result in failed projects due to unrealistic financial assumptions made during the short proposal window.

To address these challenges, Boyer proposed a hybrid approach using a Request for Qualifications (RFQ) to select a qualified developer before entering into a negotiated disposition. This would allow the DIA to maintain transparency while ensuring that financial and design details are refined before final approval.

Mr. Steve Kelley followed with an in-depth explanation of the underwriting process. He described how DIA evaluates rent assumptions, operating expenses, and capital stacks to ensure that public funds are not used for unjust enrichment. Kelley demonstrated how Rev Grants and Completion Grants are structured and emphasized that most incentives are not

paid until project completion, which mitigates risk to the city. He also shared examples of past projects and encouraged Board Members to review the underwriting spreadsheets.

Committee Chair Heavener opened the floor for discussion.

Q (Committee Member Hirabayashi): In both RFP and negotiated processes, developers often later say the deal doesn't work. How does the RFQ process help avoid this mismatch between incentives and actual project needs?

A (CEO Boyer): In an RFP, developers submit preliminary numbers that often don't reflect actual costs. If they win and later realize the numbers don't work, we can't adjust the deal without rebidding. An RFQ allows us to select a qualified developer first, then negotiate based on refined, realistic numbers without violating procurement rules.

Q (Committee Member Hooper): How does the RFQ process help avoid the mismatch between incentives and actual project needs?

A (CEO Boyer): RFQs allow us to select a qualified developer first, then negotiate based on refined numbers. This avoids procurement violations and rebidding.

Q (Committee Member Hooper): Can we allow some variance in incentive requests in RFPs to avoid rebidding?

A (CEO Boyer): Minor deviations may be acceptable, but significant changes require rebidding due to procurement law.

Q (Committee Member Hooper): Should we revisit past projects like Ford on Bay now that the economy has stabilized?

A (CEO Boyer): Yes, that's an option. Some developers have invested heavily in due diligence. However, many others are also interested in the site.

Q (Committee Member Hooper): Where is this developer getting a loan from?

A (Mr. Kelley): We ask for capital stack details. If the project doesn't get built, no funds are paid out.

Q (Committee Member Hooper): Do they have other investors or debt sources?

A (Mr. Kelley): Often yes, but we don't require full disclosure of every investor. We assess viability based on standard underwriting.

Q (Committee Member Fetner): Have we ever considered capping the incentive ask as a percentage of the project?

A (Lori Boyer): Yes, and a fixed dollar cap may be more effective. For example, the Gateway proposal was capped at \$20 million.

Q (Board Member Lee): Should the board have picked and scored those projects higher?

A (CEO Boyer): Possibly. Some developers with stronger financial backing may have delivered, but the board prioritized design and density.



Q (Board Member Bailey): Is there a way for the city to provide some of that information (e.g., environmental or soil data)?

A (CEO Boyer): Yes. DIA now does more pre-marketing work, including title, survey, and environmental assessments.

Q (Board Chair Krechowski): Did we achieve the payback we said upfront from a tax revenue point of view?

A (Mr. Kelley): Yes, in many cases. If a Rev Grant pays out before its 20-year term, it outperformed projections. Some projects underperform due to external changes like Live Local Act impacts.

## **VII. ADJOURNMENT**

Seeing no other matters for discussion, Committee Chair Heavener adjourned the meeting at 12:20 pm.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at [avah@coj.net](mailto:avah@coj.net) to acquire a recording of the meeting.*

**TAB V.**

**RESOLUTION 2025-10-02 NORTH MARKET SOHL PA COMMERCIAL  
REVITALIZATION PROGRAM**

## **RESOLUTION 2025-10-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA” OR “GRANTOR”) ACTING AS THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AWARD OF DIA COMMERCIAL REVITALIZATION PROGRAM GRANT TO SODL & INGRAM, LLC (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT IN ACCORDANCE WITH PROGRAM GUIDELINES; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED ACTIVITY IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance 2012-0364-E created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency, and, as amended through Ordinance 2018-555-E, the City Council created the Combined Northbank Downtown Community Redevelopment Area authorizing the DIA to carry out community redevelopment under Chapter 163, Part III, Florida Statutes in accordance with a community redevelopment plan; and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the Northbank Downtown CRA, for which a Business Investment and Development Plan, inclusive of a Community Redevelopment Area Plan, (“BID/CRA Plan”) was adopted by Ordinance 2014-560-E and amended and updated by Ordinance 2022-372-E; and

**WHEREAS**, at their April 30, 2022 meeting the Downtown Investment Authority (“DIA”) approved Resolution 2022-04-13 which revised and updated the Commercial Revitalization Program as a component of the amended and updated BID/CRA Plan memorialized by City Council in its approval of Ordinance 2022-372-E, to provide funding for the recruitment and establishment of new office users in Downtown Jacksonville to backfill existing, vacant office space in the revitalization of Downtown Jacksonville, with funding provided through the Northbank Downtown CRA Trust Fund; and

**WHEREAS**, the Applicant is leasing property determined to be eligible under program guidelines located at 24 N Market Street (RE# 073374-0000) and has applied for funding under the DIA Commercial Revitalization Program to facilitate their professional office move from outside of Downtown and into the City Center District of the Northbank Downtown CRA; and

**WHEREAS**, the application was reviewed by the DIA staff and found to be consistent with program guidelines and the BID Plan and CRA Plan for Downtown; and

**WHEREAS**, the DIA hereby finds that the Project furthers the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal Number 1: Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the regions epicenter for business.
  - Improve the occupancy rates of existing Downtown commercial office buildings.
  - Grow or maintain the Downtown workforce each year by adding new permanent jobs and/or retaining existing permanent jobs within Downtown.
- Goal Number 5: Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.
  - Support a clean and safe Downtown 24-7, including the work of Downtown Vision Inc.
  - Enforce proper maintenance of private property.

**WHEREAS**, to assist the Grantee in move their office to the commercial building located at 24 N Market Street (“the Project”) the DIA proposes to provide a Grant in an amount not to exceed SEVENTY-TWO THOUSAND DOLLARS (\$72,000) to the Grantee, to be paid in equal installments over the life of the lease; and

**WHEREAS**, financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A to this Resolution,

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA hereby awards a DIA Commercial Revitalization Grant to Grantee in an amount not to exceed \$72,000, paid over the life of the lease, from the Northbank Downtown CRA Trust Fund in accordance with the terms of the term sheet attached hereto as Exhibit A, including the additional award of ten DVI Downtown Gift Cards with a value of \$1,000, increasing the total funding award to \$73,000.

**Section 3.** The DIA Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

**Section 4.** The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_  
Patrick Krechowski, Esq., Chairman      Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**EXHIBIT A - TERM SHEET**  
**Resolution 2025-10-02**

**Sodl & Ingram, PLLC**  
**24 N Market Street**  
**Commercial Revitalization Program (“CRP”) Grant**

<b>Project Name:</b>	<b>Sodl &amp; Ingram, PLLC</b> <b>24 North Market Street</b>
<b>Applicant:</b>	<b>Sodl &amp; Ingram, PLLC</b> Andrew Sodl, Partner
Proposed Lease Term:	120 months (10 years)
Square Footage Occupied:	5,000 SF
Minimum Employees Required:	10
Maximum CRP Grant Funding:	\$72,000 over 10 years

**Project Activity:** A new office tenant in Downtown Jacksonville has signed a new lease for 5,000 square feet on an upper-floor for a ten (10) year term.

**DIA Funding:** No more than **\$72,000**, paid in equal amounts over the life of the lease, through the Northbank Downtown CRA Trust Fund.

**Additional reward:** The DIA will provide 10 - \$100 DVI gift cards good at numerous downtown eateries for each employee. To be paid upon completion of build out and occupancy of the leased space.

**Infrastructure:** No City of Jacksonville or CRA infrastructure funding or support is requested.

**Land:** No City of Jacksonville or CRA land or building is requested.

**Loans:** No further City of Jacksonville or CRA loans have been requested.

**Commercial Revitalization Program Grant:**

- Calculated by multiplying parking offset amount, which is based on the length of lease, by total on-site, full-time equivalent (FTE) employees, 2 per 1,000 square feet leased, multiplied by total number of months in lease
  - In this case,  $\$60 \times 10 \times 120 = \$72,000$
- Total award to be divided by number of years in the lease and paid, after showing continued compliance, after the anniversary date of the lease commencement
  - In this case,  $\$72,000/10 = \$7,200$  per year

- Must maintain occupancy and lease payments for a minimum of the same, or more, square footage and maintain the minimum employees required throughout the life of the grant
  - In this case, 5,000 square feet and ten (10) employees

The Grant approval is contingent upon the following:

1. Execution of a ten (10) year lease for a minimum of 5,000 square feet of upper-story, non-ground floor existing office space.
2. Proof, acceptable to the DIA, of no less than 10 on site, FTE employees. May include owners and or partners.
3. Proof of all property taxes paid for at least the previous five (5) years.

**Performance Schedule:**

1. Commercial Revitalization Program Agreement or appropriate grant document to be executed not later than three (3) months from the receipt of the Draft Agreements which will establish the Façade Grant Agreement Effective Date.
2. Commencement of Occupation: Within six (6) months following the Grant Agreement Effective Date, Applicant commits to occupy no less than 5,000 square feet of office space with 10 or more FTEs at the subject address.
3. Yearly Lease Anniversary Requirements: On each anniversary of Commencement of Occupation, grantee will submit the necessary documentation to show the occupation of the same square footage and the employment of no less than the agreed-upon full-time equivalent employees.

**Conditions:**

This Term Sheet is limited by the following conditions:

1. Annual reporting required to demonstrate compliance with terms and conditions as approved; and
2. There may be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract.

**SUPPLEMENTAL INFORMATION**

**RESOLUTION 2025-10-02 NORTH MARKET SOHL PA  
COMMERCIAL REVITALIZATION PROGRAM MEMORANDUM**





# DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202

(904) 255-5302 | <https://dia.coj.net/>

## MEMORANDUM

**TO:** Retail Enhancement and Property Disposition Committee

**FROM:** Allan DeVault  
CRA Redevelopment Manager, Downtown Investment Authority

**SUBJECT:** Overview of the Commercial Revitalization Program (CRP) and Recommendation for Sodi & Ingram PPLC

**DATE:** Thursday, October 9, 2025

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The **Commercial Revitalization Program (CRP)** was created to attract new tenants to office buildings in Downtown Jacksonville by offsetting cost of parking. Suburban office parks often bundle free parking into their leases, which may place Downtown at a competitive disadvantage. The CRP may be used to offset a portion of these costs to help Downtown compete more effectively until its vibrancy and amenities naturally outweigh cost differences, however, funds are not restricted to offset parking costs and may be used for other purposes at the recipients discretion.

### Program Overview:

- Eligible Office Spaces:
  - Existing office space only (must be on the tax rolls as a completed structure for at least 5 years).
    - *The subject property was built in 1985 and has been on the property tax rolls under previous ownership since at least 2013.*
  - Ground-floor office: minimum 1,000 SF and outside of the Core Retail Enhancement Area.
    - *Does not apply as the leased space is above the ground floor.*
  - Upper-story office: minimum 5,000 SF in buildings with at least 15% vacancy.
    - *The applicant will sign a lease for 5,000 square feet on the third floor of the building.*
  - Ineligible if building occupancy has been under 40% for 24 months unless recently sold and improved.
    - *This property was purchased by the new owner in August 2025. Managing member is Chris Hionides.*



## DOWNTOWN INVESTMENT AUTHORITY

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- Tenant Commitments:
  - Must be a first-time lease of that space (expansion into additional space qualifies).
    - *Applicant is moving from San Marco.*
  - Must maintain a staffing ratio of two (2) full-time employees per 1,000 SF leased.
    - *The applicant currently has 10 full-time positions, one of which is being filled after a departure. The applicant does have plans to add more staff.*
  - Lease must be a minimum of three (3) years and cannot be a sublet or license agreement.
    - *Lease is for a term of 10 years.*
- Incentives Provided:
  - Parking offset grants are calculated per 1,000 SF leased, assuming two employees per space.
  - Awards scale by lease length:
    - 3-year lease: \$2.88/SF equivalent
    - 5-year lease: \$5.40/SF equivalent
    - 10+ year lease: \$14.40/SF equivalent

Lease Term (Months)	Parking offset per space*	Grant Award (Per SF equivalent)
36-47	\$40.00/mo.	\$2.88
48-71	\$45.00/mo.	\$5.40
72-95	\$50.00/mo.	\$8.40
96-119	\$55.00/mo.	\$11.88
120+	\$60.00/mo.	\$14.40

\* Assuming 2 employees/parking spaces for every 1,000 square feet

- Grants are capped at 50,000 SF (or 100 employee spaces); larger leases reviewed individually.
  - Annual compliance certification required; failure to maintain staffing ratios or space occupancy will suspend payments.
  - Each employee (calculated at 2 employees per 1,000 square feet) also receives a \$100 DVI Downtown gift card, encouraging immediate engagement with local businesses.
    - *(5,000 square feet / 1,000) \* 2 = 10 DVI Downtown gift cards with a value of \$1,000.*
- Administration: Applications must be filed with the DIA before lease execution, and grant payments are made annually following compliance review.



## DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202

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### **Recommendation:**

Based on the criteria above, Sodl & Ingram PPLC at 24 North Market Street, Jacksonville, FL qualifies for participation in the Commercial Revitalization Program.

Their inclusion will:

- Reduce their effective parking costs, strengthening their commitment to Downtown.
- Activate additional office space, supporting overall occupancy and vibrancy.
- Contribute directly to the DIA's mission of making Downtown a competitive, desirable business location.

### **Funding Eligibility:**

Calculated as  $5,000 \text{ sf} / 2 = 10 \text{ employees}$ .

From the table above for leases of 120+ months =  $\$60 \times 10 \text{ employees} \times 120 \text{ months} = \$72,000$

Total DIA funding commitment proposed equals  $\$72,000 + \$1,000 = \$73,000$ .

**TAB VI.**

**RESOLUTION 2025-10-05 MUSIC HERITAGE GARDEN FUNDING**

## **RESOLUTION 2025-10-05**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AS THE COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA CREATING A MUSIC HERITAGE GARDEN PROJECTION AND SOUND CAPITAL PROJECT; EFFECTUATING A BUDGET TRANSFER WITHIN PLAN AUTHORIZED EXPENDITURES PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS AUTHORIZED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; AUTHORIZING THE TRANSFER OF \$1,213,740 FROM NB MUSIC HERITAGE GARDEN PROJECTION TOWER BUDGET TO NB MUSIC HERITAGE GARDEN PROJECTION AND SOUND CAPITAL PROJECT FOR THE DESIGN AND PROCUREMENT OF SPEAKERS AND PROJECTORS TOGETHER WITH ANY ANCILLARY HARDWARE, SOFTWARE OR SERVICES RELATING TO ADDITION OF THESE ELEMENTS TO MUSIC HERITAGE GARDEN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency for the North Bank Community Redevelopment Area pursuant to Ordinance 2012-0364; and

**WHEREAS**, activation and programming of public space is a project within the DIA’s Business Investment and Development Plan – comprised of the Community Redevelopment Area Plan and Business Investment and Development Strategy (BID Plan); and

**WHEREAS**, the Music Heritage Garden is a City Capital Improvement project that will be a park located on the Northbank Riverfront behind the Jacksonville Center for the Performing Arts and adjacent to Riverfront Plaza and will honor and spotlight Jacksonville’s rich musical legacy through design and interactive art; and

**WHEREAS**, to further activate the Riverfront both at Music Heritage Garden and Riverfront Plaza as well as to connect programming across the river to Friendship Fountain, the DIA procured artistic services from De-Zyn Studios for the development of a multimedia projection show consisting of synchronized visuals, lights and sound that will be projected nightly onto surfaces of the Performing Arts Center and Friendship Fountain; and

**WHEREAS**, via Resolution 2024-08-07, the DIA transferred approximately \$500,000 as initial funding for the construction of the Music Heritage Garden Projection Tower to support the show; and

**WHEREAS**, via Resolution 2024-11-10, the DIA transferred \$750,000 as supplemental funding for the construction of the Music Heritage Garden Projection Tower; and

**WHEREAS**, following a pre-bid costing exercise conducted by a contractor we discovered the expected actual project cost of the projection tower exceed the budgeted amount; and

**WHEREAS**, following discussions between DIA and City staff regarding the most appropriate course of action, DIA staff recommends the transfer of \$1,213,740 from the Music Heritage Garden Projection Tower project to a new project, the Music Heritage Garden Projection and Sound, for the purchase and installation of an outdoor speaker system, additional projectors, and additional enhancements and ongoing program development; and

**WHEREAS**, the creation of a CRA project to fund additional capital improvements at the Music Heritage Garden will enable the park's lawn to serve as a venue for projected content, allow existing park funds to be redirected toward park enhancements by covering the cost of additional projectors, and strengthen the park's overall functionality while maximizing the DIA's investment in the nightly show; and

**WHEREAS**, in addition to creating a venue for viewing and listening to the projection show, the sound system will support additional programming in the space, further activating the park and promoting Jacksonville's rich music history; and

**WHEREAS**, the DIA has determined that new capital product is consistent with the BID Plan and a permitted use of budgeted funds.

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. By approval of this Resolution, the DIA in its capacity as the CRA for the Combined Northbank Community Redevelopment Area creates a Music Heritage Garden Projection and Sound Plan Authorized Expenditure / CRA Capital Project, further authorizing its Chief Executive Officer to effectuate a budget transfer in the amount of \$1,213,740 from NB Music Heritage Garden Projection Tower Plan Authorized Expenditure to (new) NB Music Heritage Garden Projection and Sound Project.

Section 3. The CEO is authorized and instructed to take all necessary action to effectuate the purpose of this Resolution.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Patrick Krechowski, Esq., Chair

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**SUPPLEMENTAL INFORMATION**

**RESOLUTION 2025-10-05 MUSIC HERITAGE GARDEN FUNDING STAFF REPORT**





## DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202  
(904) 255-5302 | <https://dia.coj.net/>

### MEMORANDUM

**To:** Downtown Investment Authority Governing Board

**Through:** Patrick Krechowski, Esq., Chair

**From:** Guy Parola, Director of Operations  
Ina Mezini, Strategic Initiatives Coordinator

**Date:** October 15, 2025

**RE:** Resolution 2025-10-05 Music Heritage Garden Funding Reallocation

---

Resolution 2025-10-05 would reallocate funding originally dedicated to the fabrication and installation of a projection tower within the Performing Arts Center Music Heritage Garden. The tower was intended to house two projectors as part of the interconnected audiovisual experiences planned for the Music Heritage Garden and Friendship Fountain/St. Johns River Park. This resolution would reallocate \$1,213,740 from the Music Heritage Garden Projection Tower project to a new project – the Music Heritage Garden Projection and Sound Project – to support the purchase and installation of outdoor speakers, additional projectors, programming, licensing, and related equipment and services.

#### Background

At or around 2020, the concept for a Music Heritage Garden (park) fronting the St. Johns River's Northbank at the Performing Arts Center began to develop as a City Capital Improvement Project. Two companion projects followed: improvements to Friendship Fountain/St. Johns River Park and the creation of an audiovisual experience linking the two parks.

As conceived, the audiovisual experience would utilize Performing Arts Center building facades and Friendship Fountain as "screens" for projection, with the "shows" linking the two parks to create a dynamic, waterfront experience. Specific to Music Heritage Garden, the DIA approved funding for a projection tower that would be located within the park, with two projectors oriented towards the southern rooftop façade of the Performing Arts Center (fly loft).

It is important to note that the two projectors planned for the tower were part of a larger system of seven. The remaining five projectors are mounted directly on the roof of Performing Arts Center, projecting onto the east and south façades, eliminating the need for additional

freestanding structures. The east façade is visible from Riverfront Plaza, the river, both Riverwalks, and nearby bridges; the south façade is visible from the Music Heritage Garden as well as the river, Riverwalks, and bridges.

In August of 2024, the DIA procured the design services of CD Urban, LLC, for the design of the projection tower. Following stakeholder input that the structure should serve as public art given its prominent location on the Riverfront, artist Matthew Mazzotta was added to the team. Over the past year there have been many iterations and concepts for the projection tower, centered around several constants: first, the tower must house two projectors and their housing, with a combined weight of approximately 1,000 pounds; second, the tower needed to be tall enough to clear tree canopy, account for site grading, and elevated such to effectively project onto the upper portion of the building, totaling approximately 50 feet; third, it must incorporate a winch system to lower the equipment for maintenance, as site constraints preclude the future use of heavy machinery; and, fourth, the tower needed to have an artistic skin.

#### Actual Cost vs Budget

Essentially, we are at 90% engineering and design completion for the tower, and it is our (DIA and City staff) recommendation that the projection tower project be put on hold and the previously allocated funding be redirected for the purchase and installation of outdoor speakers, additional projectors, and other ancillary equipment/services.

Originally, the projection tower was budgeted for \$1,200,000 to \$1,500,000, with a total appropriation to date (for construction, design costs paid separately) of \$1,213,743. As the design progressed and construction methods determined, the actual fabrication, construction and installation costs associated with the projection tower became a concern. To address that concern, the DIA employed the services of a contractor to undertake a pre-bid costing exercise.

Our contractor received pricing from several entities utilizing various construction methods (e.g. auger cast piles vs driven or micro piles, etc.), the results of which show an expected actual project cost of \$2,500,000 to \$5,000,000 when factoring in permit costs, insurances, etc.

#### Recommendation

The DIA and Parks, Recreation and Community Services staff recommend that the DIA transfer \$1,213,740 from the Music Heritage Garden Project Tower Project to the new Music Heritage Garden Projection and Sound Project for the purchase and installation of outdoor speakers in Music Heritage Garden, additional projectors and ancillary equipment/services, and support for programming, licensing and ongoing program development. This recommendation is based on the following reasons: there are five other projectors and two projection surfaces at the

Performing Arts Center viewable from both the Music Heritage Garden, Riverfront Plaza, and St. Johns River; a need for purchasing of outdoor speaker system to accompany the video projection show; an expected budget deficit for the tower; and pending financial commitments over the next few years (e.g. Riverfront Plaza Development Pad B). Additionally, by covering these costs, the DIA will enable the Parks Department to redirect capital improvement funds that would have been used for projectors and sound toward shade structures and park furnishings, thereby restoring elements back into the park's improvement plan.

The Music Heritage Garden Projection Tower Project would remain a project available for future funding should it be determined that there is a need for a third projection surface.

There is an August 2025 quote for outdoor speaker acquisition and installation of \$421,638, leaving \$792,102 available for additional projectors, programming, licensing, and related costs.

**TAB VII.**

**RESOLUTION 2025-10-07 SIP & STROLL FUNDING**

## **RESOLUTION 2025-10-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) PROVIDING FOR A FIFTY-FOUR THOUSAND DOLLAR (\$54,000.00) CONTRIBUTION TO DOWNTOWN VISION, INC. (DVI) FOR MONTHLY PROGRAMMING OF THE SOUTHBANK RIVERWALK; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2025-2026 ADMINISTRATIVE BUDGET'S EVENT CONTRIBUTION FUNDS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the mission of the DIA is, “To drive growth in business and investment, create a vibrant urban living environment and enhance quality of life in Downtown Jacksonville through the transparent and responsible leveraging of public investments, assets, infrastructure, and policy”; and

**WHEREAS**, the efforts of the DIA seek to facilitate success towards achieving Community Redevelopment Area Goals in support of the aforementioned mission. Specifically:

Redevelopment Goal No. 4 Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions; and

**WHEREAS**, activation of Downtown is essential to implementation of the adopted BID and CRA Plan; and

**WHEREAS**, Sip and Stroll occurs on nine (9) Third Thursdays on the Southbank Riverwalk (Jan., Feb., March, April, May, Sept., Oct., Nov., Dec.), spanning from Friendship Fountain to The Southbank Hotel, providing live music, food vendors, bars and a picnic area; and

**WHEREAS**, City Council via Ordinance 2021-0499 amended Chapter 55 to allow for DIA to directly enter into agreements with DVI for the programming of parks and public spaces located within Downtown without further need for City Council approval; and

**WHEREAS**, DIA staff has reviewed the budget and plans for Sip and Stroll and recommends that the Board approve the use of \$54,000 from the DIA fiscal year 2025-2026 administrative budget's event contribution funds to support this initiative.

**NOW THEREFORE, BE IT RESOLVED** by the Downtown Investment Authority:

**Section 1.** The DIA authorizes a payment of fifty-four thousand dollars (\$54,000.00) to DVI from the DIA fiscal year 2025-2026 administrative budget's event contribution funds to be used for production of the monthly Sip and Stroll event described on Exhibit 'A' attached hereto.

**Section 2.** The DIA authorizes its Chief Executive Officer to take all necessary actions to effectuate the purpose of this Resolution, including execution of a contract for such services.

**Section 3.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Patrick Krechowski, Esq., Chair

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_ Opposed: \_\_\_\_ Abstained: \_\_\_\_

**EXHIBIT A  
TO RESOLUTION 2025-10-07**

**SCOPE OF WORK AND PAYMENT TERMS  
SIP AND STROLL**

- I. **Purpose and Overview:** Downtown Vision, Inc. (“DVI”), a not-for-profit business improvement district in Downtown Jacksonville, operates with the mission to build and maintain a healthy and vibrant Downtown Jacksonville and to promote Downtown as an exciting place to live, work, visit, and invest. DVI works in close coordination with the Downtown Investment Authority (“DIA”) and other City of Jacksonville (“City”) agencies to support the shared goals for Downtown’s improvement and activation, as stated in the DIA’s Community Redevelopment Area Plan and Business Investment and Development Strategy. In furtherance of those goals, DVI launched and has since produced the Sip and Stroll event series (“Sip and Stroll”) in 2021, which programs an approximately one-half mile stretch of the Southbank Riverwalk with artists, vendors, concessions, and other activations on the third Thursday of specified months. DVI requests, and DIA has agreed to provide, up to ***fifty-four thousand dollars (\$54,000)*** (“DIA Support”) from the DIA to support Sip and Stroll for a period extending from October 2025 through September 2026, which will include nine (9) individual events barring cancellation due to weather. These funds will be paid and invested according to the following schedule and terms.
- II. **Term and Project Schedule:** The DIA Support shall be invested in the production of nine (9) individual Sip and Stroll events occurring on the third Thursday of each month during a term extending from October 2025 through September 2026 (“Term”), in accordance with the below schedule (“Project Schedule”). The total number of events and/or the Project Schedule may be impacted due to inclement weather cancellations, which shall not impact DVI’s access to the full amount of the DIA Support or the Payment Terms and Schedule included in Paragraph IV of this Exhibit.

Project Schedule

1. October 16, 2025
2. November 20, 2025
3. December 18, 2025
4. January 15, 2026
5. February 19, 2026
6. March 19, 2026
7. April 16, 2026
8. May 21, 2026
9. September 17, 2026

- III. **Allowable Expenses:** The DIA Support shall be expended on or provided as reimbursement for the following expenses in support of Sip and Stroll during the Term (“Allowable Expenses”):
- a. Musical and other artistic programming expenses;
  - b. Lighting, staging, audio-visual, or other production expenses;
  - c. Restroom facilities, barricades, or other event infrastructure expenses;
  - d. Event marketing expenses; and
  - e. Security or other emergency personnel expenses.
- IV. **Payment Terms and Schedule:** Payment of the DIA Support will be made according to the following schedule:
- a. A payment of ***eighteen thousand dollars (\$18,000)*** shall be made following the completion of the first three events within the agreement (October, November, December), not to exceed six thousand dollars (\$6,000) per event. Payment is due within thirty (30) days of a written request from DVI.
  - b. A payment of ***eighteen thousand dollars (\$18,000)*** shall be made following the completion of the fourth, fifth and sixth events within the agreement (January, February, March), not to exceed six thousand dollars (\$6,000) per event. Payment is due within thirty (30) days of a written request from DVI.
  - c. A final payment of ***eighteen thousand dollars (\$18,000)*** shall be made following the completion of the final event within the Term, not to exceed six thousand dollars (\$6,000) per event. Payment is due within thirty (30) days of a written request from DVI and submission of a report demonstrating at least ***fifty-four thousand dollars (\$54,000)*** in Allowable Expenses for October 2025, November 2025, December 2025, January 2026, February 2026, March 2026, April 2026, May 2026 and September 2026.
- V. **Reporting:** by October 30, 2026, DVI shall submit to the DIA a final report summarizing marketing efforts and operations related to the production of Sip and Stroll during the Term.



**TAB VIII.**

**RESOLUTION 2025-10-08 GATEWAY MOBILITY FEE CREDITS**

## **RESOLUTION 2025-10-08**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING AN ASSIGNMENT OF MOBILITY FEE CREDITS TO GATEWAY JAX OR AN AFFILIATED ENTITY (“DEVELOPER”) FOR THE LESSER OF THE ACTUAL MOBILITY FEE OBLIGATION AS DETERMINED BY THE CONCURRENCY MANAGEMENT SYSTEMS OFFICE OR THE ACTUAL VERIFIED COSTS INCURRED BY THE DEVELOPER (OR THEIR ASSIGNS) ASSOCIATED WITH A BEAVER STREET ROAD DIET; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

**WHEREAS**, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District.”; and

**WHEREAS**, the Gateway Jax through associated entities is redeveloping multiple blocks within Downtown Jacksonville, which include those properties referred to as Blocks N-4 and N-8 on which, cumulatively, they will construct more than 775 multifamily units, and 49,000 square feet of commercial retail; and

**WHEREAS**, Gateway Jax is coordinating improvements with DIA, Public Works and FDOT within the Beaver Street right-of-way to enhance bikeability and walkability (the “Beaver Street Road Diet”).

**WHEREAS**, the DIA has entered into a Mobility Fee Credit Contract with a remaining credit value of \$32,355,770, which the DIA is authorized to assign to Developers as an incentive; and

**WHEREAS**, the amended BID Strategy approved by DIA via Resolution 2022-02-08 and BY City Council through Ordinance 2022-0372 contains a Mobility Fee Credit incentive outlining eligibility and Mobility Fee Credit incentive consideration criteria; and

**WHEREAS**, pursuant to the BID Strategy, Mobility Fee Credit Incentive program, the DIA may grant a mobility fee credit incentive equal to the value of the Developer’s contributions below and will use the following considerations when determining whether to grant a Mobility Fee Credit incentive, and the amount of incentive credit to be awarded.

The developer incurs the costs of construction for such public improvements as upgraded sidewalks, pedestrian lighting, benches, shade trees, trash receptacles, artistic bicycle

racks, etc. beyond the minimum required by the Downtown Overlay of Downtown Design Standards.

Any other improvement or commitment for ongoing maintenance of a facility for the benefit of pedestrians, bicyclists, transit users, or other non-single occupant vehicle transportation users.

The project includes a mix of uses that includes first floor retail vertically integrated with residential, noting that office and other non-residential uses may also be incorporated providing that the project includes a residential component; and

**WHEREAS**, Blocks N-4 and N-8 within the project collectively referred to as Pearl Square and the Beaver Street Road Diet meet the aforementioned criteria by which DIA may approve the assignment of Mobility Fee Credits; and

**WHEREAS**, Gateway Jax anticipates the following mobility fees to be due for projects in the Central Business District:

- Block N-4 - \$108,573
- Block N-8 - \$218,640

**WHEREAS**, Pearl Square and the above noted construction will commence prior to final design and construction of a Beaver Street Road Diet, but that the DIA does not desire to slow down or otherwise pause permitting and construction of Pearl Square,

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA hereby finds that the assignment is generally supported by the following Redevelopment Goal and specifically the following Strategic Objectives within that Redevelopment Goal:

Redevelopment Goal 2, Increase rental and owner occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

Redevelopment Goal 3, Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

**Section 3.** The DIA hereby assigns a Mobility Fee Credit Value in an amount not to exceed \$327,213 or the actual Mobility Fee Credit obligation as determined by the Concurrency Management Systems Office, providing that the Developer:

- i. Incur the cost for agreed upon improvements within the Beaver Street right-of-way meeting the Downtown Design Guidelines district standards for such pursuant to a performance schedule to be approved by DIA.

**Section 4.** This assignment of Mobility Fee Credit Value is contingent upon compliance with the agreed upon performance schedule. In the event Developer fails to incur the costs within the agreed upon timeframe, Developer shall pay an amount equivalent to any Mobility Fee Credits used into the Mobility Fund for Zone 10 and any unused Mobility Fee Credit shall be void.

**Section 5.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 6.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_

\_\_\_\_\_  
Patrick Krechowski, Esq. Chair

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**SUPPLEMENTAL INFORMATION**

**RESOLUTION 2025-10-08 GATEWAY MOBILITY FEE CREDITS MEMORANDUM**



# DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202  
(904) 255-5302 | <https://dia.coj.net/>

## MEMORANDUM

**To:** Downtown Investment Authority Governing Board

**Through:** Patrick Krechowski, Esq., Chair

**From:** Guy Parola, Director of Operations  
Ina Mezini, Strategic Initiatives Coordinator

**Date:** October 15, 2025

**RE:** Resolution 2025-10-08 Gateway Mobility Fee Credits

---

Resolution 2025-10-08 will provide mobility fee credits to Gateway Jax (or related affiliate) for use on those properties referred to as Blocks N-4 and N-8 in an aggregate amount of up to \$327,213.

### Background

Via Ordinance 2020-110-E, the City Council approved a “Mobility Fee Credit Contract” between the City of Jacksonville and the Downtown Investment Authority, which pursuant to Chapter 55, Jacksonville Code of Ordinances, is the Master Developer for Downtown. As the Master Developer, the Downtown Investment Authority is responsible for allocating development rights and reporting on those allocations together with any Mobility Fee Credit assignments to others (i.e. developers).

Within the BID Strategy there exists a Mobility Fee Credit incentive program that provides Mobility Fee<sup>1</sup> Credits<sup>2</sup> (authorized via Chapter 55, Ordinance Code) to a project under certain conditions. In this instance, the Developer is working with FDOT, DIA and Public Works to identify pedestrian and bicycle improvements along Beaver Street to which the Developer will fund a portion of such improvements.

Currently, there remains \$32,355,770 in Mobility Fee Credit value available for allocation by the DIA. For context, the original Mobility Fee Credit value in March of 2020 (month and year contract approved) was \$32,834,388.

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<sup>1</sup> Mobility Fees are those fees associated with mitigating transportation impacts associated with new development

<sup>2</sup> A “Credit” towards those fees may be provided by the DIA to a development effectively eliminating or greatly reducing the Mobility Fee obligation of a project

**TAB IX.**

**RESOLUTION 2025-10-09 M.O.S.H. RDA AMENDMENT**

## RESOLUTION 2025-10-09

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) RECOMMENDING AMENDMENTS TO THAT SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. (“MOSH”) DATED MAY 20, 2025, (“RDA”) AND RELATED DOCUMENTS IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER (“CEO”) OF THE DIA TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the DIA and City Council approved the RDA, and related documents via DIA Resolutions 2022-01-03 and 2022-09-03; Ordinance 2023-184-E; Ordinance 2024-372-E; and Ordinance 2025-0103-E respectively; and

**WHEREAS,** MOSH has been diligently pursuing fundraising as contemplated by the RDA and is making progress on the design of the surrounding City park as contemplated by the associated Cost Disbursement Agreement but has been delayed in the design of the museum building itself and commencement of construction necessitating this amendment; and

**WHEREAS,** MOSH, the DIA and the City find it in the best interest of the City, the DIA and MOSH to make those certain amendments included as Exhibit A to the Second Amended and Restated Redevelopment Agreement,

**NOW THEREFORE BE IT RESOLVED,** by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA recommends the amendment of the RDA and related documents to effectuate the modifications set forth in Exhibit A attached hereto.

**Section 3.** The DIA authorizes the CEO to initiate filing legislation with the City Council to enact the changes incorporated within this Resolution 2025-10-09.

**Section 4.** The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 5.** This Resolution, 2025-10-09, shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]



WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Patrick Krechowski, Esq., Chairman

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

EXHIBIT A  
RESOLUTION 2025-10-09

- I. Off Street Parking:
  - a. Reduce from 75 to a minimum of 30 spaces
  - b. Parking may be surface or structured, providing that they are contained within the Museum Parcel and set back in accordance with requirements governing surface parking as contained in Chapter 656, Part 3, Subpart H, Jacksonville Code of Ordinances

II. Site Plan: Museum Parcel, Partnership Parcel and Park Parcel

Reconfiguration of the Museum Parcel, Joint-Use/Partnership Parcels and Park Parcel as described and illustrated throughout the RDA and its exhibits may be administratively approved jointly by the DIA CEO, Director of Parks, Recreation and Community Services, and the Director of Public Works providing that there is no reduction in area and quality of lands within the Joint-Use/Partnership and Park Parcels

**SUPPLEMENTAL INFORMATION**

**RESOLUTION 2025-10-09 M.O.S.H. RDA AMENDMENT MEMORANDUM**

## MEMORANDUM

**To:** Downtown Investment Authority Governing Board

**Through:** Patrick Krechowski, Esq., Chair

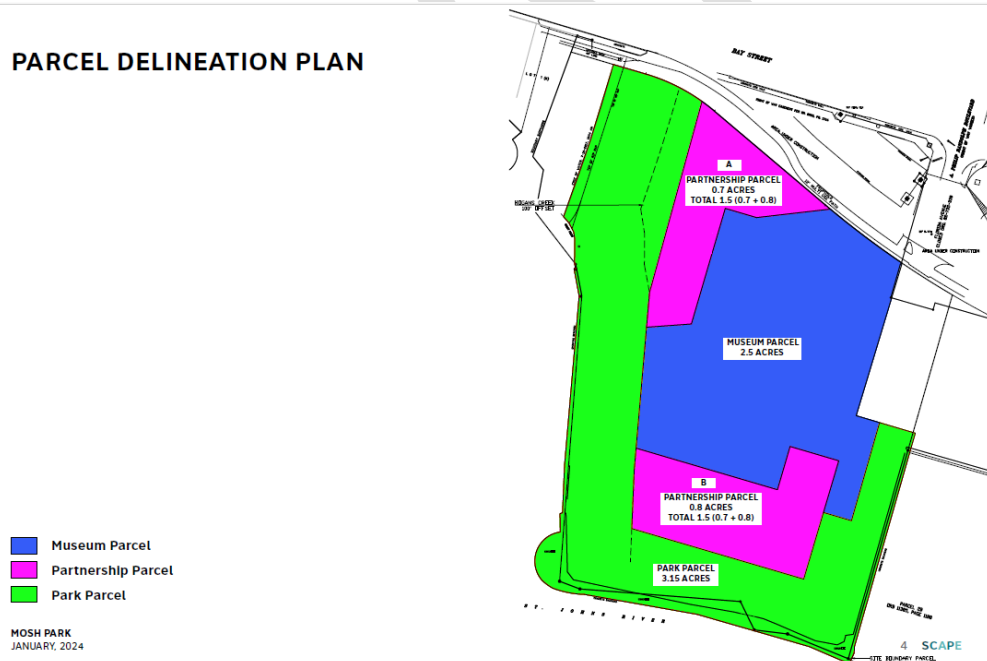
**From:** Guy Parola, Director of Operations  
Ina Mezini, Strategic Initiatives Coordinator

**Date:** October 15, 2025

**RE:** Resolution 2025-10-09 M.O.S.H. RDA Amendments

Resolution 2025-10-09 would amend the M.O.S.H. Redevelopment Agreement (including associated documents therein) to reduce the number of required parking spaces to not less than thirty (30) and allow for de minimis reconfiguration of the “site plan” comprised of a Museum Parcel, Joint-Use / Partnership Parcels, and a Park Parcel, which are illustrated below:

### PARCEL DELINEATION PLAN



[Continued on following page]

Background on Site Plan:

Since announcing their intent to relocate to the Northbank, M.O.S.H. the City and DIA have worked together with various design teams to redevelop a portion of the Shipyards east of Hogans Creek to accommodate a new museum. A result of this cooperation was the separation of a 7 acre parcel (see Exhibit 1 to this memorandum) into three contiguous areas: a Park Parcel, which is entirely public park and riverwalk; a Joint-Use/Partnership Parcel, which is park space that may be programed by M.O.S.H. and the City; and a Museum Parcel, which will house the museum, parking and associated areas.

The museum building itself, which is fully within the Museum Parcel, has undergone several iterations and is currently being redesigned. While an updated design remains a work in progress, in speaking with M.O.S.H. it is likely that a slight modification to the parcelization of the site plan will be necessary. We expect that the Museum Parcel will be pulled northwest, with a cascading effect being the Museum Parcel, Joint-Use/Partnership Parcels and Park Parcel being adjusted accordingly.

*Amendment*

The Redevelopment Agreement and associated documents will need revised exhibits once the parcels are reconfigured. The amendment, therefore, would allow the DIA Chief Executive Officer the Director of Parks, Recreation and Community Services, and the Director of Public Works to jointly approve modifications providing that there is no reduction in area and quality of lands within the Joint-Use/Partnership and Park Parcels. For clarification, by “quality of lands” we mean that usable park space will not be exchanged for, by way of example, parking facilities.

Background on On-Site Parking

The current M.O.S.H. location (on Southbank) has both on-site parking as well off-site parking (at the former River City Restaurant surface parking lot) together with public parking under the Acosta Bridge. Over the course of several years, on-site parking at the new M.O.S.H. location has gone through several scenarios: under the museum, surface, no parking, and so forth. However, while parking has consistently been identified as part of the “project”, neither the term sheets for property dispositions<sup>1</sup>; the Redevelopment Agreement dated May 22, 2023; nor the Amended and Restated Redevelopment Agreement dated November 1, 2024, actually prescribed a minimum number of parking spaces. It was not until the Second Amended and Restated Redevelopment Agreement dated May 20, 2025, that a minimum number of parking spaces (75) was prescribed. This inclusion was in response to a proposal to eliminate all on-site parking and not based on actual on-site parking requirements within the Ordinance Code (note: within Downtown, there are no minimum on-site parking requirements).

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<sup>1</sup> Resolutions 2021-11-01, 2022-01-03 and 2022-09-03 effectuated ground lease dispositions of the City’s property for M.O.S.H.

*Amendment*

The amendment would reduce the on-site parking space requirement from 75 to 30, subject to review by the City and DIA as part of the overall site and building plan review process. Staff supports this reduction because:

- The project includes a minimum 50,000 square feet of exhibit and gallery space incorporated into a larger building with classrooms, cafes, gift shop, etc. Even at 75 spaces, there would be an off-site parking need for the museum; and
- Regardless of the off-site parking demand number, the DIA operates public parking garages within proximity to the new museum location and is in the process of making these garage(s) open to transient (i.e. hourly) parkers.