

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2025-0841

Introducer/Sponsor(s): Council President at the request of the Downtown Investment Authority (DIA)

Date of Introduction: November 12, 2025

Committee(s) of Reference: F, NCSPHS

Date of Analysis: November 12, 2025

Type of Action: Authorize amendments to a Redevelopment Agreement and a Costs Disbursement Agreement; provide for oversight.

Bill Summary: This bill authorizes the Mayor to execute a First Amendment to the Second Amended and Restated Redevelopment Agreement, previously authorized by Ordinance 2025-103-E, among the City, DIA, and the Museum of Science and History of Jacksonville, Inc. (MOSH). It also authorizes the Mayor to execute a First Amendment to the Museum Improvements Costs Disbursement Agreement. These amendments align performance schedules and reduce the parking obligation from 75 parking spaces to 30 parking spaces and authorize the CEO of the DIA, the Director of Public Works, and the Director of Parks, Recreation, and Community Services to administratively approve the final legal descriptions for the project parcel, joint-use parcel, and park parcel. The bill provides for oversight by the Department of Public Works and the Department of Parks, Recreation, and Community Services. It also authorizes the execution of all documents relating to any agreements and transactions, as well as authorizing technical changes to the documents.

Background Information: The City, DIA, and MOSH previously entered into a Second Amended and Restated Redevelopment Agreement, and the DIA and MOSH also entered into a Museum Improvements Costs Disbursement Agreement, both dated May 20, 2025. The agreements, as authorized, serve to redevelop an approximately 2.5-acre parcel of City-owned real property located within the Shipyards site along the Northbank of the St. Johns River within the Downtown East Northbank Community Redevelopment Area.

The Redevelopment Agreement, in part, authorizes a lease agreement with MOSH, allowing MOSH to construct a new museum facility of at least 75,000 square feet and other related improvements, which the City will own. Pursuant to the Museum Improvements Project Costs Disbursement Agreement, MOSH will design and construct museum improvements and also design associated improvements for the City to build certain City-owned park and Riverwalk improvements and approximately 4.78 acres of new City-owned park space, of which 1.5 acres will be a joint-use park located adjacent to the lease parcel to be maintained by MOSH.

MOSH has requested and the DIA has agreed to amend the Redevelopment Agreement to, in part: extend the performance schedule benchmarks to align with current estimates; reduce the parking requirements for the museum improvements to 30 spaces from 75; and to authorize the CEO of the DIA, Director of Public Works, and the Director of Parks, Recreation, and Community Services jointly to authorize amendments and revisions to the legal descriptions of the project's various parcels. On October 15, 2025, the DIA Board approved resolution 2025-10-09 authorizing the First Amendment to the Second Amended and Restated Redevelopment Agreement, First Amendment to the Museum Improvements Costs Disbursement Agreement, and related documents.

Policy Impact Area: DIA, MOSH, Redevelopment Agreement

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Fiscal Impact: No direct cost to City

Analyst: Russell