

1 Introduced by the Council President at the request of the DIA and  
2 amended by the Finance Committee:

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5 **ORDINANCE 2025-103-E**

6 AN ORDINANCE AUTHORIZING THE MAYOR, OR HER  
7 DESIGNEE, TO EXECUTE: (1) A SECOND AMENDED AND  
8 RESTATED REDEVELOPMENT AGREEMENT ("AMENDED  
9 REDEVELOPMENT AGREEMENT") AMONG THE CITY OF  
10 JACKSONVILLE ("CITY"), DOWNTOWN INVESTMENT  
11 AUTHORITY ("DIA") AND THE MUSEUM OF SCIENCE AND  
12 HISTORY OF JACKSONVILLE, INC. ("MOSH"); (2) A  
13 MUSEUM LEASE AGREEMENT BETWEEN THE CITY AND  
14 MOSH; (3) A MUSEUM IMPROVEMENTS COSTS  
15 DISBURSEMENT AGREEMENT BETWEEN THE CITY AND MOSH  
16 TO GOVERN THE FUNDING BETWEEN THE CITY AND MOSH  
17 FOR THE CONSTRUCTION OF THE MUSEUM IMPROVEMENTS;  
18 and (4) AN AMENDMENT TWO TO THE PARK DESIGN  
19 PROJECT COSTS DISBURSEMENT AGEEMENT BETWEEN THE  
20 CITY AND MOSH TO ALIGN THE PERFORMANCE SCHEDULE  
21 THEREIN WITH THE AMENDED REDEVELOPMENT  
22 AGREEMENT; PROVIDING FOR CITY OVERSIGHT OF THE  
23 PROJECT BY THE DEPARTMENT OF PUBLIC WORKS AND  
24 THE DEPARTMENT OF PARKS, RECREATION AND  
25 COMMUNITY SERVICES; AUTHORIZING THE EXECUTION OF  
26 ALL DOCUMENTS RELATING TO THE ABOVE AGREEMENTS  
27 AND TRANSACTIONS, AND AUTHORIZING TECHNICAL  
28 CHANGES TO THE DOCUMENTS; PROVIDING AN EFFECTIVE  
29 DATE.

30  
31 **WHEREAS,** the City of Jacksonville ("City"), Downtown

1 Investment Authority ("DIA"), and the Museum of Science and History  
2 of Jacksonville, Inc. ("MOSH") have previously entered into an Amended  
3 and Restated Redevelopment Agreement ("RDA") dated November 1, 2024,  
4 and the City and MOSH have also entered into a Park Design Project  
5 Costs Disbursement Agreement dated April 2, 2024 (as amended one  
6 time, the "Disbursement Agreement"), each as authorized by Ordinance  
7 2023-184-E and 2024-372-E, to redevelop an approximately 2.5-acre  
8 parcel of City-owned real property located within the Shipyards site  
9 along the Northbank of the St. Johns River in Jacksonville, Florida,  
10 within the Downtown East Northbank Community Redevelopment Area; and

11 **WHEREAS,** the RDA as amended hereby "Amended Redevelopment  
12 Agreement" includes a Museum Improvements Costs Disbursement  
13 Agreement to be entered into between the City and MOSH to provide up  
14 to \$50,000,000 in funding previously authorized by Council in the FY  
15 25-29 Capital Improvement Plan (Project 010994) toward the  
16 development, which will include the construction by MOSH of a new  
17 museum facility of not less than 75,000 square feet and other related  
18 improvements (the "Improvements") to be owned by the City, and  
19 pursuant to the Museum Improvements Project Costs Disbursement  
20 Agreement, MOSH will design and construct the Museum Improvements and  
21 pursuant to the Amended Redevelopment Agreement design related  
22 improvements for the City to construct certain City-owned park and  
23 Riverwalk improvements and approximately 4.78 acres of new City-owned  
24 park space (collectively, the "Park Improvements"), of which 1.5  
25 acres will be a joint-use park located adjacent to the lease parcel  
26 to be maintained by MOSH; and

27 **WHEREAS,** MOSH has achieved its fundraising milestone set forth  
28 in the RDA and is making progress on the design of both the Museum  
29 Improvements and the Park Improvements; and

30 **WHEREAS,** MOSH has requested and the DIA has agreed to further  
31 amend the RDA and related documents to, in part: restructure the

1 project to allow for City ownership of the Museum Improvements and a  
2 lease thereof to MOSH pursuant to which MOSH assumes all  
3 responsibility for maintenance of the Museum Improvements and  
4 operation of the museum for the term of the lease as well as remaining  
5 responsible for raising all funds necessary to construct the Museum  
6 Improvements in excess of the City funding in the approved CIP project  
7 referenced above; and

8       **WHEREAS,** MOSH has requested and the DIA has agreed to further  
9 amend the RDA and related documents to, in part: (i) extend the design  
10 development phase for the Museum Improvements to June 30, 2025, with  
11 100% construction drawings due November 15, 2025; (ii) extend the  
12 deadline to submit the Museum Improvements construction drawings and  
13 other permit approvals to commence the project to December 15, 2025;  
14 (iii) extend the date to solicit bids for construction of the Museum  
15 Improvements to January 15, 2026, and establish other dates related  
16 thereto; (iv) extend the commencement of construction date for the  
17 Museum Improvements to no later than March 1, 2026; and (vi) extend  
18 the performance schedule set forth in the disbursement agreements to  
19 align with the Amended Redevelopment Agreement as amended hereby,  
20 with all other terms and conditions remaining unchanged; and

21       **WHEREAS,** on August 26, 2024 the DIA Board approved Resolution  
22 2024-08-01 authorizing the Second Amended and Restated Redevelopment  
23 Agreement and related documents as set forth therein, and on January  
24 31, 2025, the DIA Board approved Resolution 2025-01-03 extending the  
25 Performance Schedule in such agreements, said Resolutions being  
26 attached hereto as **Exhibit 1**; and

27       **WHEREAS,** it has been determined to be in the interest of the  
28 City to enter into the Second Amended and Restated Redevelopment  
29 Agreement and related agreements authorized hereby and approve of and  
30 adopt the matters set forth in this Ordinance; now therefore

31       **BE IT ORDAINED** by the Council of the City of Jacksonville:

1           **Section 1.       Execution of Agreements.**   The Mayor (or her  
2 authorized designee) and the Corporation Secretary are hereby  
3 authorized to execute and deliver, as applicable, the Second Amended  
4 and Restated Redevelopment Agreement, Museum Lease Agreement, Museum  
5 Improvements Costs Disbursement Agreement, Amendment Two to Park  
6 Design Project Costs Disbursement Agreement and related agreements  
7 as referenced in the Amended Redevelopment Agreement (collectively,  
8 the "Agreements") substantially in the forms placed **Second Revised**  
9 **On File** with the Legislative Services Division (with such "technical"  
10 changes as herein authorized), for the purpose of implementing the  
11 recommendations of the DIA as further described in the Amended  
12 Redevelopment Agreement.

13           The Agreements may include such additions, deletions and changes  
14 as may be reasonable, necessary and incidental for carrying out the  
15 purposes thereof, as may be acceptable to the Mayor, or her designee,  
16 and the CEO of the DIA, as applicable, with such inclusion and  
17 acceptance being evidenced by execution of the Agreements by the Mayor  
18 or her designee and/or the CEO of the DIA, as applicable. No  
19 modification to the Agreements may increase the financial obligations  
20 or the liability of the City or DIA and any such modification shall  
21 be technical only and shall be subject to appropriate legal review  
22 and approval of the General Counsel, or his or her designee, and all  
23 other appropriate action required by law. "Technical" is herein  
24 defined as including, but not limited to, changes in legal  
25 descriptions and surveys, descriptions of infrastructure improvements  
26 and/or any road project, ingress and egress, easements and rights of  
27 way, performance schedules (provided that no performance schedule may  
28 be extended for more than one year without Council approval), design  
29 standards, access and site plan, which have no financial impact.

30           **Section 2.       Designation of Authorized Official and DIA as**  
31 **Contract Monitor.**   The Mayor is designated as the authorized official

1 of the City for the purpose of executing and delivering any contracts  
2 and documents and furnishing such information, data and documents for  
3 the Agreements and related documents as may be required and otherwise  
4 to act as the authorized official of the City in connection with the  
5 Agreements, and is further authorized to designate one or more other  
6 officials of the City to exercise any of the foregoing authorizations  
7 and to furnish or cause to be furnished such information and take or  
8 cause to be taken such action as may be necessary to enable the City  
9 to implement the Agreements according to their terms. The DIA is  
10 hereby required to administer and monitor the Amended Redevelopment  
11 Agreement and related agreements referenced therein and to handle the  
12 City's responsibilities thereunder, including the City's  
13 responsibilities under such agreements working with and supported by  
14 all relevant City departments.

15 **Section 3. Oversight Department.** The Department of Public  
16 Works shall oversee the CIP projects described herein, and the  
17 Department of Parks, Recreation and Community Services shall oversee  
18 the design of the park design project.

19 **Section 4. Further Authorizations.** The Mayor, or her  
20 designee, and the Corporation Secretary, are hereby authorized to  
21 execute the Agreements and all other contracts and documents and  
22 otherwise take all necessary action in connection therewith and  
23 herewith. The Chief Executive Officer of the DIA, as contract  
24 administrator, is authorized to negotiate and execute all necessary  
25 changes and amendments to the Agreements and other contracts and  
26 documents, to effectuate the purposes of this Ordinance, without  
27 further Council action, provided such changes and amendments are  
28 limited to amendments that are technical in nature (as described in  
29 Section 1 hereof), and further provided that all such amendments  
30 shall be subject to appropriate legal review and approval by the  
31 General Counsel, or his or her designee, and all other appropriate

official action required by law.

**Section 5. Effective Date.** This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

          /s/ Mary E. Staffopoulos          

Office of General Counsel

Legislation Prepared By: John Sawyer

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