

DOWNTOWN INVESTMENT AUTHORITY

**KIDS KAMPUS
DISPOSITION
Lunch & Learn**

September 19, 2021

2021-637 Lunch & Learn Agenda

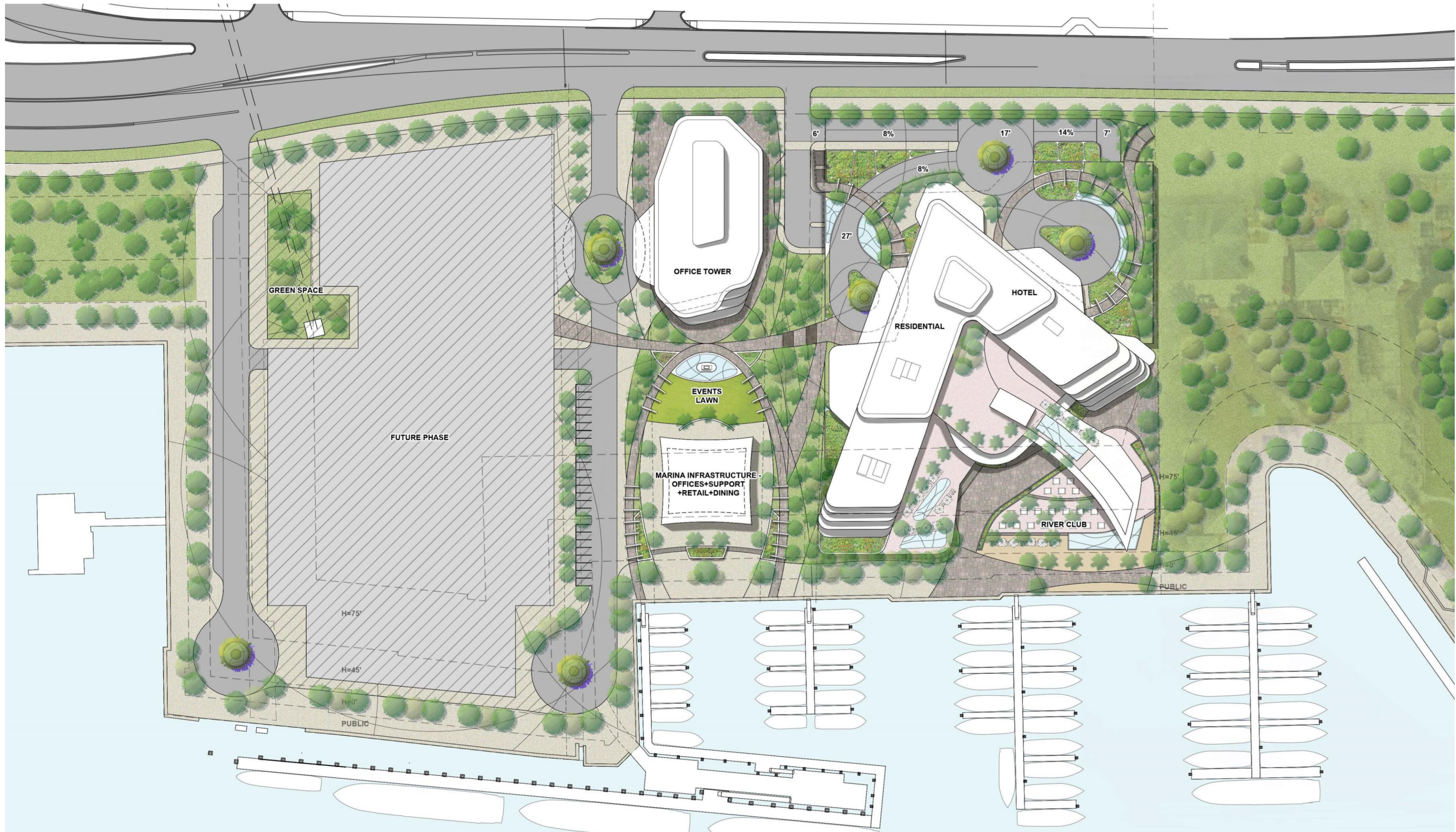
09.17.21



1. The Development
2. Holistic View of the Riverfront
3. Replacement Park
4. Easements and Deviation
5. Deal Structure and Incentives
6. City Protections
7. Public Benefits

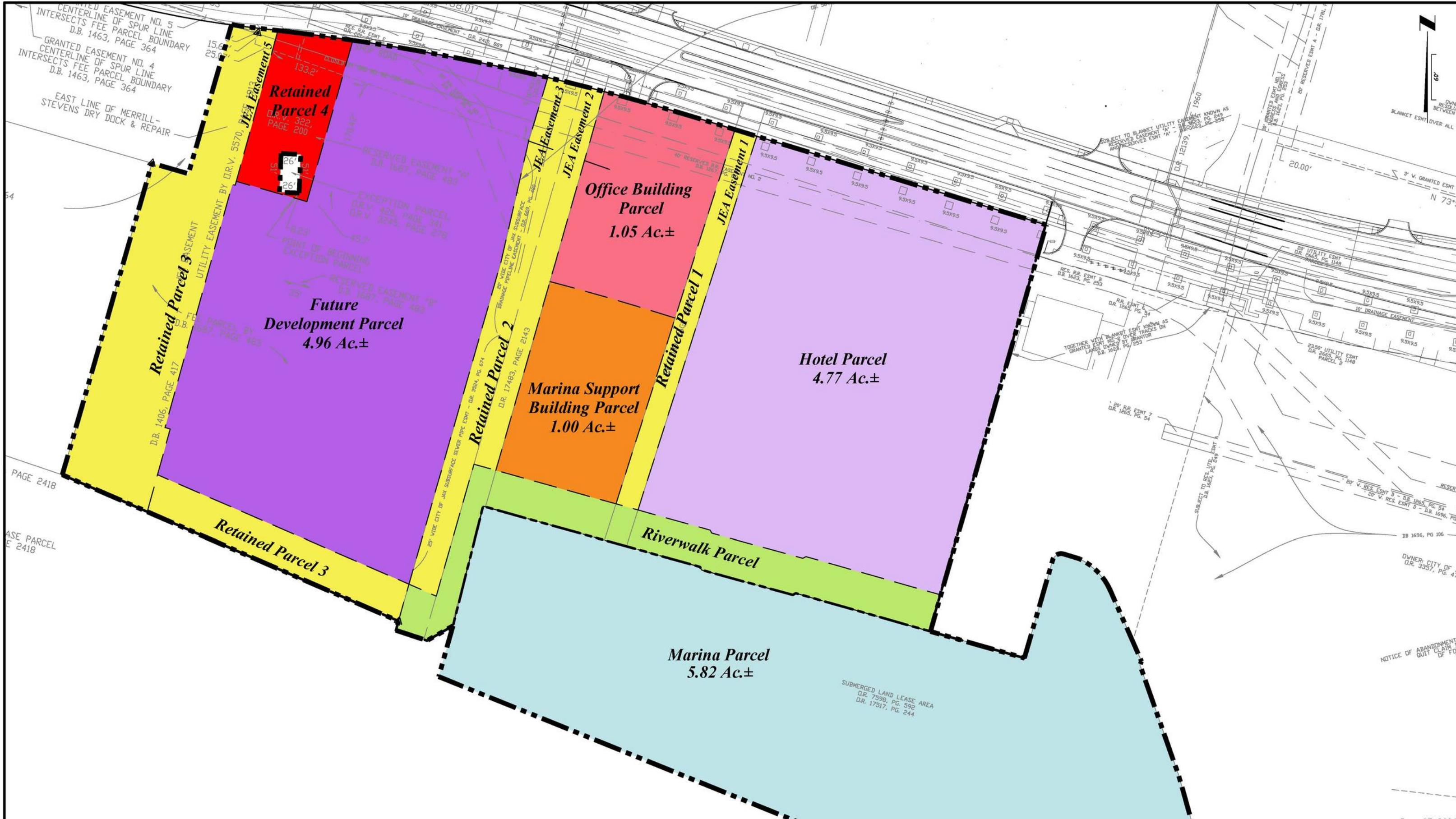


1. The Development



Iguana Development Downtown Northbank





- Notes:
1. This is not a survey, this exhibit demonstrates the general size of the subject parcel. All acreages and dimensions are subject to change pending additional surveyor data.
 2. This exhibit was based on information from various sources including the City of Jacksonville survey file, and engineering plans for the Bay Street Improvements furnished by the City of Jacksonville.

June 17, 2021

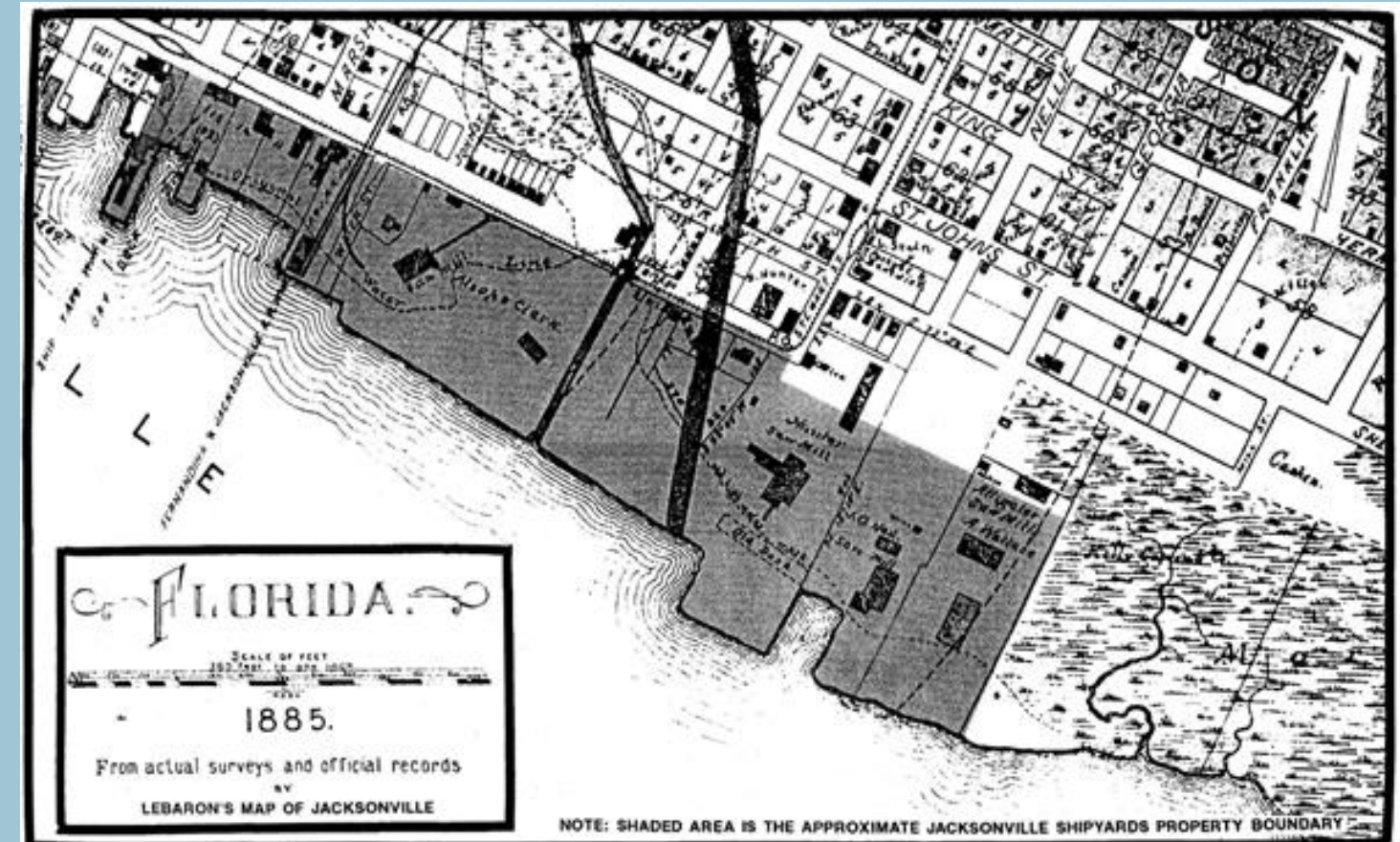
Parcel Map
SHIPYARDS
Jacksonville, Florida

 ETM VISION • EXPERIENCE • RESULTS	England-Thing & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485
	REG - 2584 LC - 0000316

PLOTTED: June 17, 2021 - 10:47 AM, BY: Karl Soehren
 G:\14-207\14-207-03\Exhibits\Shipyard Parcel Exhibits_06-17-21.dwg

Pioneer Development

- Since at least 1995, the Shipyards have been on the brink of redevelopment.
- Several failed development attempts have left us with a vast stretch of vacant riverfront.
- Iguana's Private Investment of \$301 Million will spur development and economic growth elsewhere in the Sports & Entertainment District
- The quality of architecture and finish proposed will set the tone for the area
- The new development will be a significant link to a connected, vibrant, and activated riverfront providing restaurants and activities beyond special events



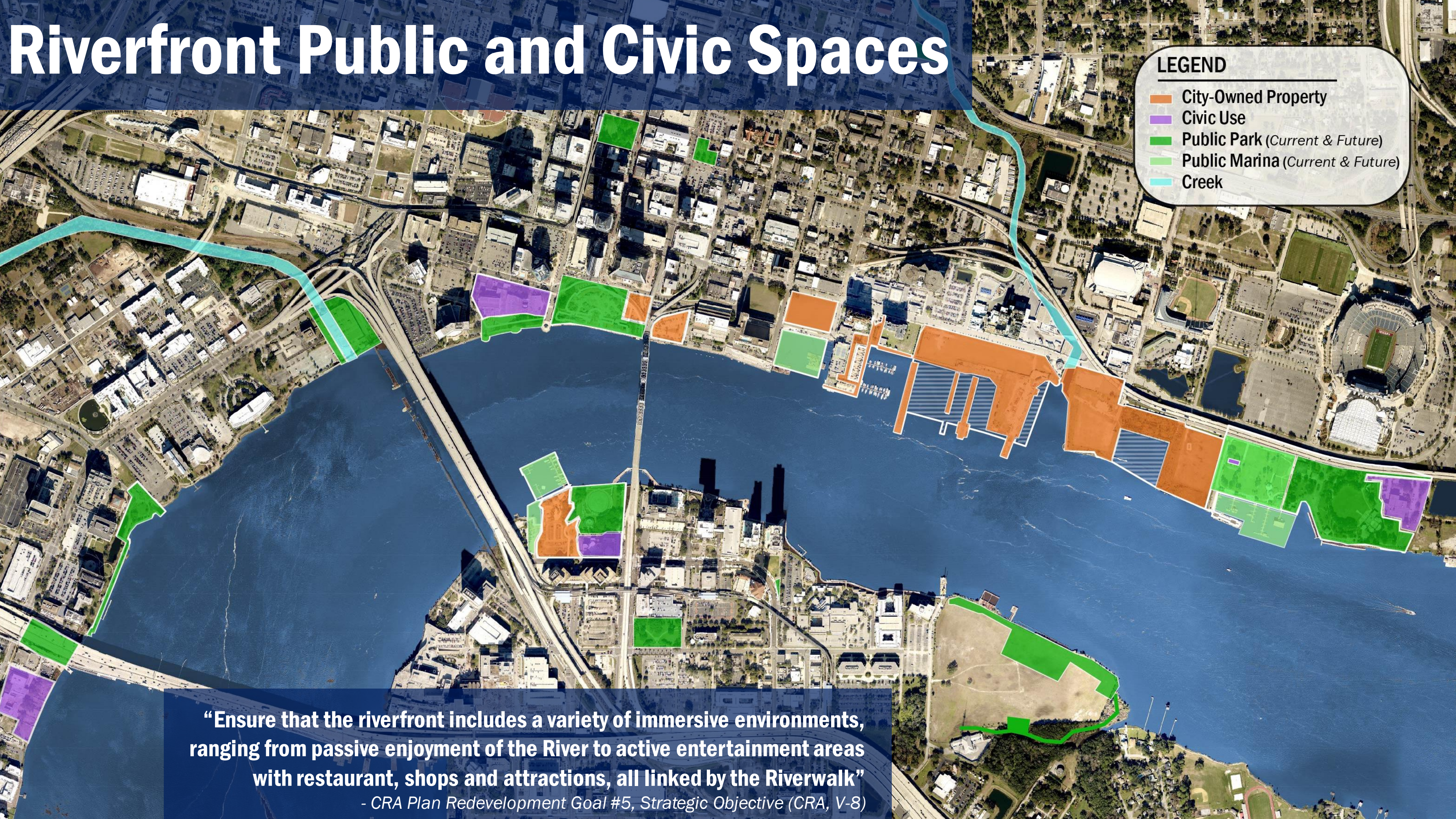


2. Holistic View of the Riverfront

Riverfront Public and Civic Spaces

LEGEND

- City-Owned Property
- Civic Use
- Public Park (Current & Future)
- Public Marina (Current & Future)
- Creek



“Ensure that the riverfront includes a variety of immersive environments, ranging from passive enjoyment of the River to active entertainment areas with restaurant, shops and attractions, all linked by the Riverwalk”
- CRA Plan Redevelopment Goal #5, Strategic Objective (CRA, V-8)

Conceptual 2025 Redevelopment Master Plan

October 29, 2014



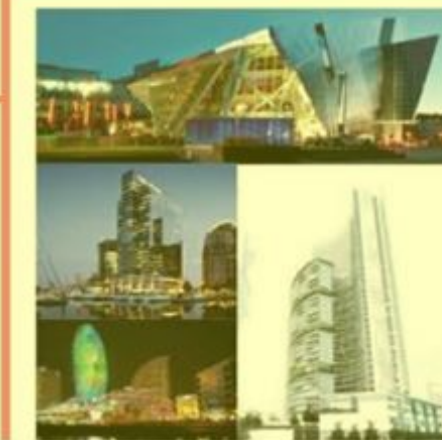
LEGEND

- | | |
|--|------------------------------|
| Retail Enhancement Grant Program | Possible Circulator Stop |
| Park / Open Space Target | Existing Skyway Station |
| Riverplace Blvd. Road Diet | Potential Skyway Station |
| 1 Jacksonville Landing Catalyst Site | Existing Water Taxi Landing |
| 2 City Hall Annex Catalyst Site | Potential Water Taxi Landing |
| 3 Former County Courthouse Catalyst Site | Downtown Circulator Route |
| 4 Shipyards Catalyst Site | Existing Skyway Route |
| 5 Southbank Catalyst Site | Possible Skyway Route |
| 6 LaVilla Catalyst Site | Possible Water Taxi Route |
| | Peripheral Parking |

LaVilla

- Urban and Dense Transit-oriented Neighborhood
- Mixed-income Residential
- Loft Apartments and Walk-ups
- Retail and Office
- Connections to Regional Transportation Hub
- Celebrate Area's African-American Heritage
- Festivals Celebrating Rich Musical History
- Cultural and Arts Facilities
- Higher Education Institutions

Shipyards to Metro Park



- Landmark Buildings and Festive Spaces
- Large-scale Mixed-use Development
- Distinctive Entertainment-oriented Destinations (e.g. Aquarium, Museum, Water Park)
- Waterfront Residential Community and Marina
- Support Retail and Restaurants
- Sports-related Interactive Entertainment
- Unique Dining and Drinking Establishments
- Public Access to the Waterfront
- Pedestrian Link to Jacksonville Landing and Metro Park

Southbank

- Multi-family Residential
- Fine Dining Restaurants
- Office and Community-oriented Retail
- Active Uses Along Waterfront
- Pedestrian Link to Riverplace Boulevard and Southbank Riverwalk
- Public Access to the Waterfront

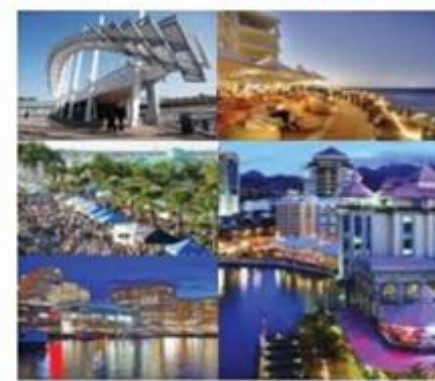


Fuller Warren to Acosta



- Connect Residents to the River
- Neighborhood Amenities
- Riverwalk
- Interactive Water Features
- Multi-generational Communal Spaces
- Parks and Plazas
- Connections to Trails and Bike Paths
- Public Access to the Waterfront

Acosta Bridge to Shipyards



- Gateway That Captivates Visitors
- Mixed-use
- Small-scale Retail
- Hotel and Residential
- Markets and Bazaars
- Distinct Water Taxi Terminals
- Public Access to the Waterfront

PROSSER
dp
DIETRICH PLANNING



Legend

- Shipyard Property
- Kids Kampus
- Metropolitan Park
- USS Orleck & Bldg

USS ORLECK

MOSH INTEREST

6 AC

**KIDS KAMPUS
10 AC**

MET PARK



3. Replacement Park

But a State Grant that funded the Met Park Marina requires either a park acceptable to FDEP or payoff of the grant with interest.

DIA worked with Jessie Ball DuPont to evaluate park alternatives in the context of creating a series of riverfront parks connected by the riverfront that together are a cohesive destination park for residents and visitors providing access, recreation and entertainment along the downtown waterfront.

Social & Cultural Principles



WELCOMING & ACCESSIBLE
TO ALL



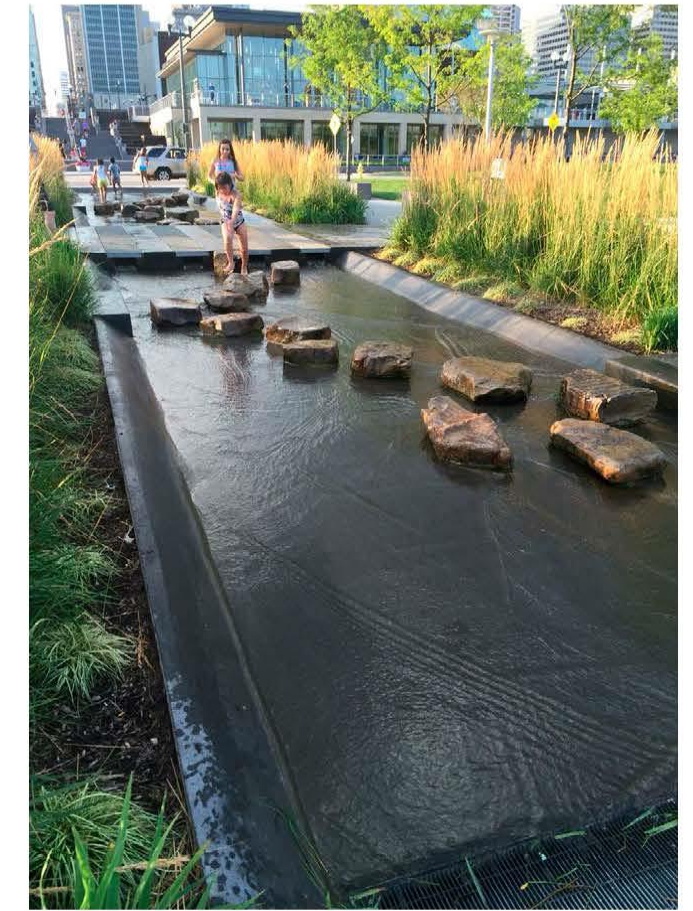
DIVERSITY OF AUDIENCE &
EXPERIENCE



FLEXIBLE

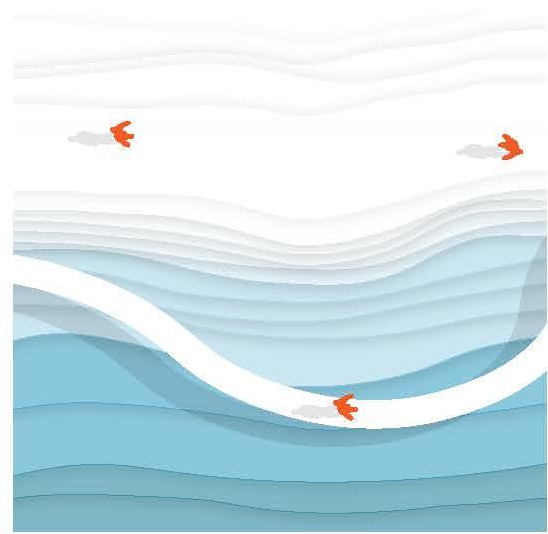


FUN & FUNCTIONAL

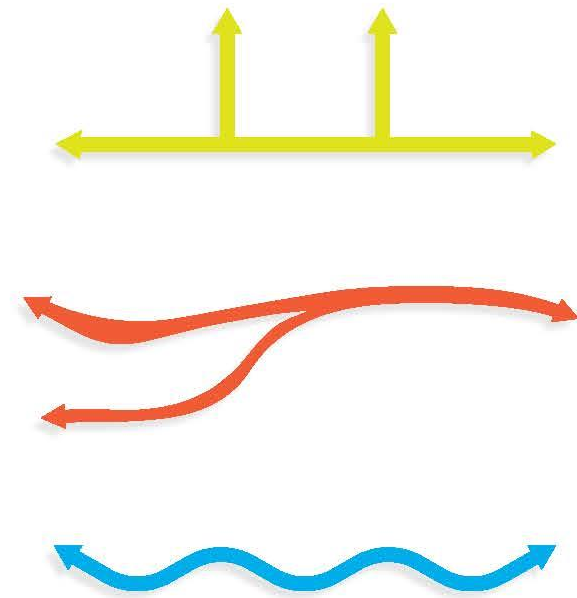


PROMOTING WELLNESS

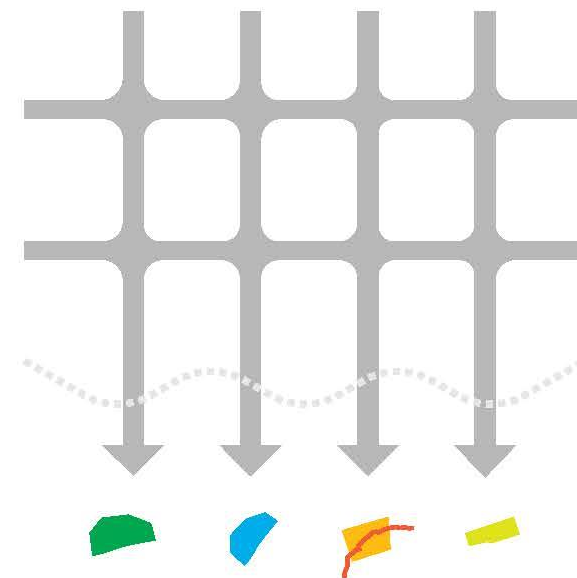
Waterfront Public Realm Principles



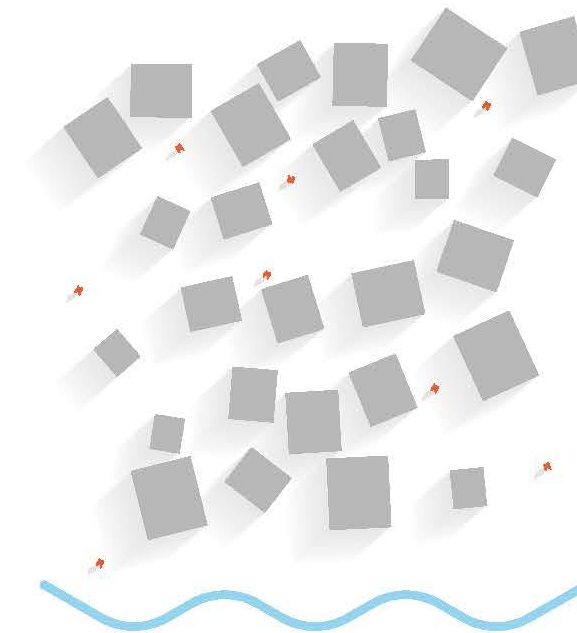
ECOLOGY



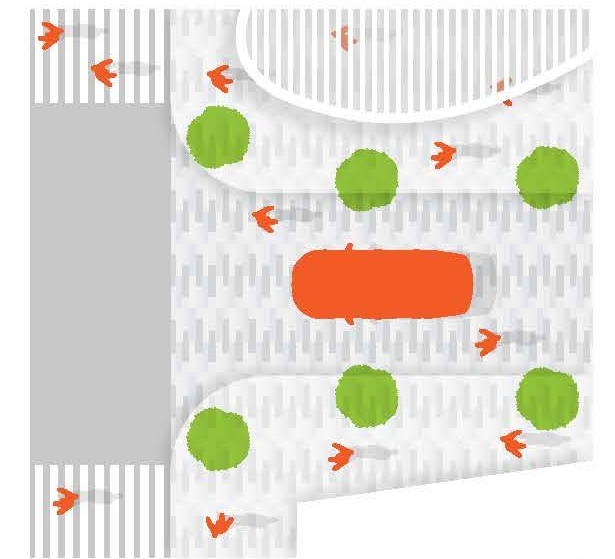
MULTIPLE
CONNECTED PATHS



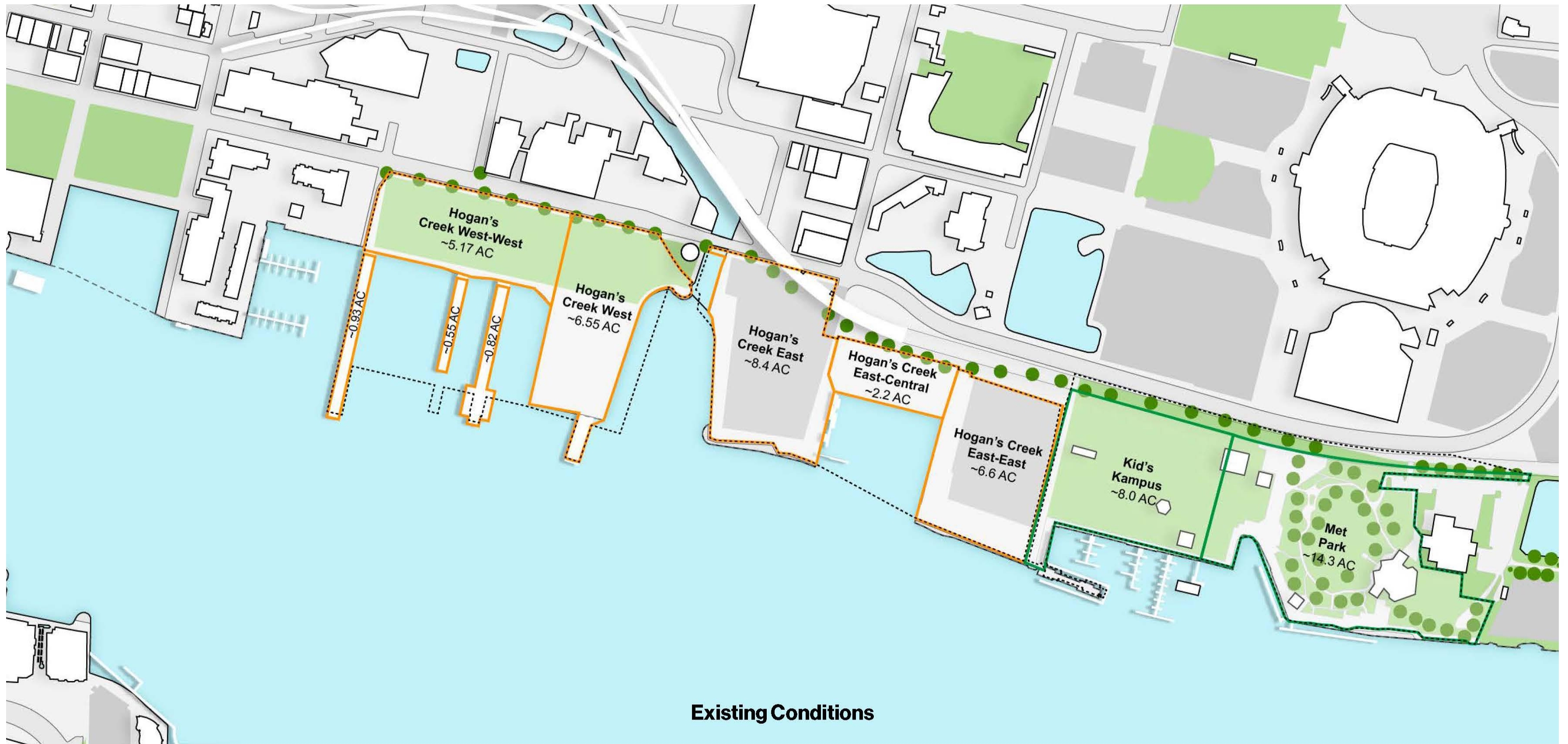
FRAMED VIEW
CORRIDORS

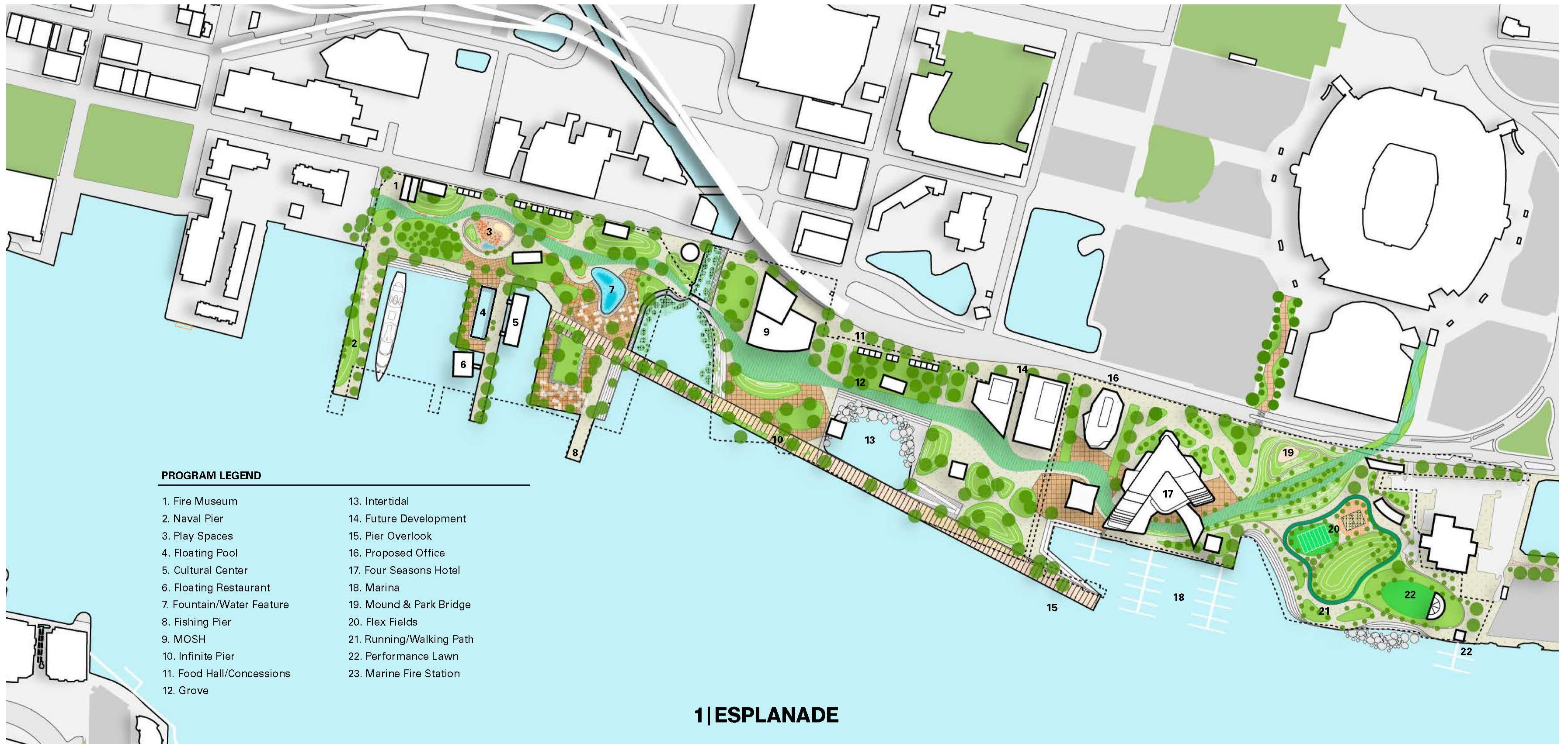


VARIETY

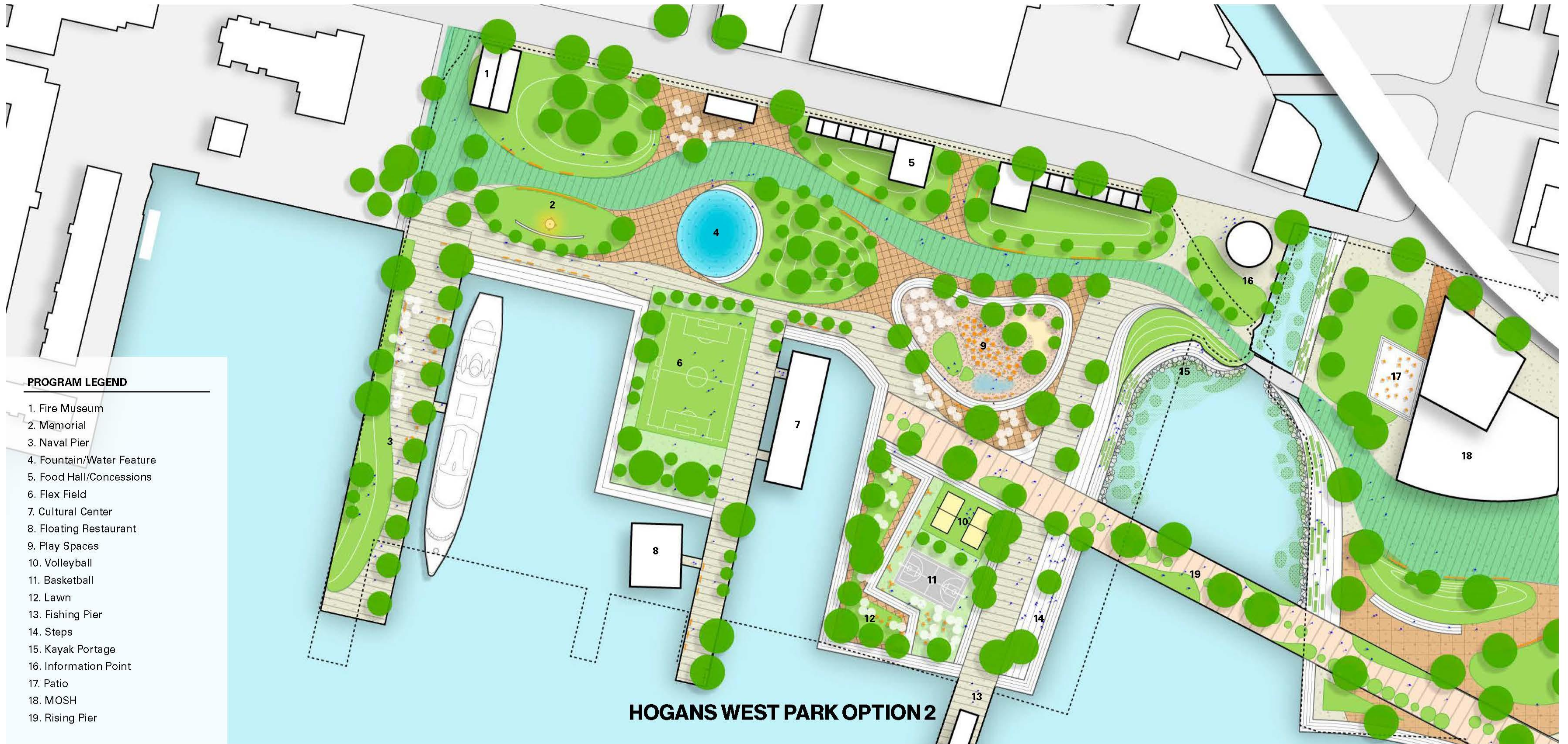


GREAT STREETS







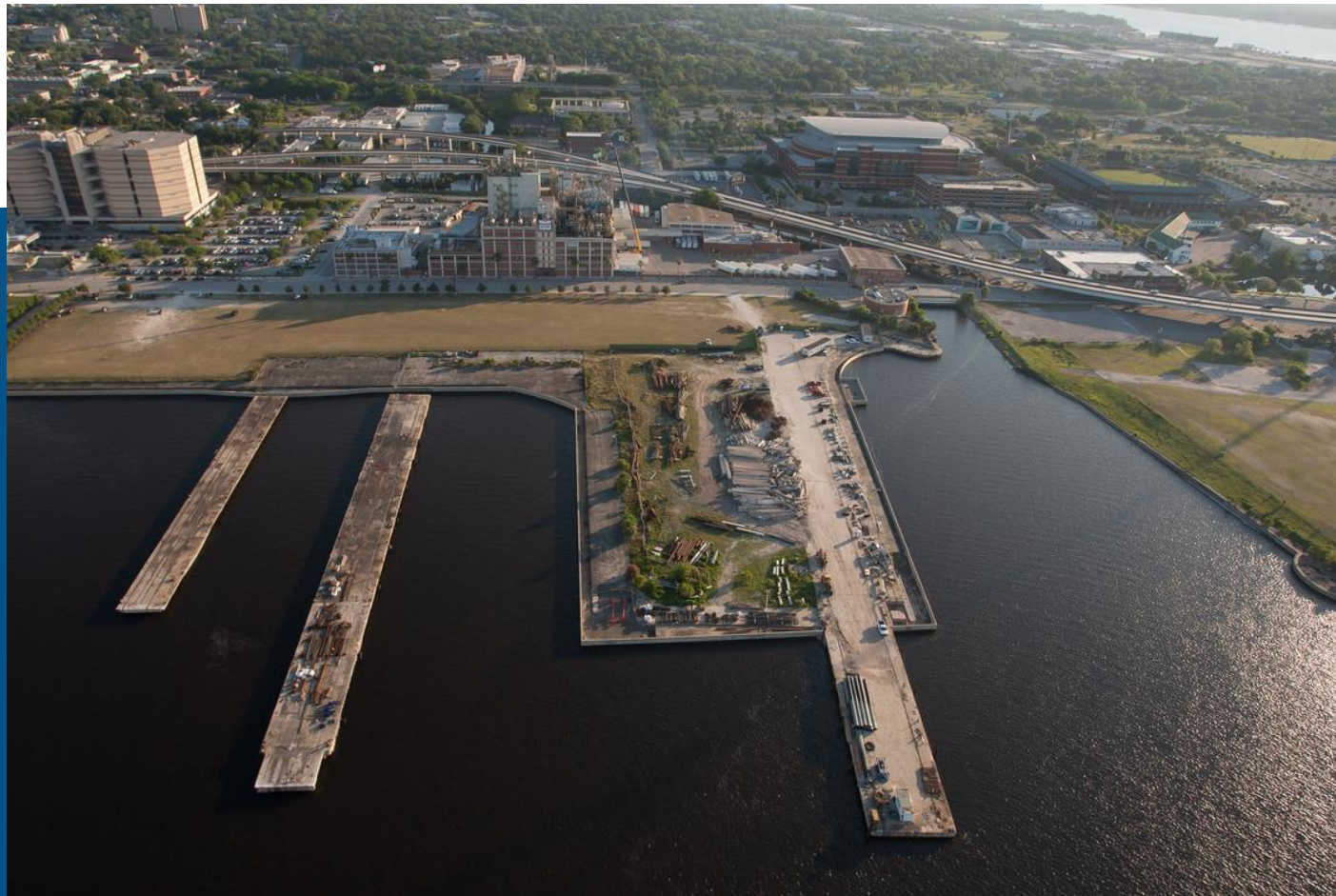


PROGRAM LEGEND

- 1. Fire Museum
- 2. Memorial
- 3. Naval Pier
- 4. Fountain/Water Feature
- 5. Food Hall/Concessions
- 6. Flex Field
- 7. Cultural Center
- 8. Floating Restaurant
- 9. Play Spaces
- 10. Volleyball
- 11. Basketball
- 12. Lawn
- 13. Fishing Pier
- 14. Steps
- 15. Kayak Portage
- 16. Information Point
- 17. Patio
- 18. MOSH
- 19. Rising Pier

HOGANS WEST PARK OPTION 2

Superior Park Opportunities Creating a Riverfront Destination



Creates an equal or larger park in size but with more than 3x the number of linear feet along the riverfront compared to Kids Kampus

Complements the future USS Orleck Museum that will be moored at Pier 1

Integrates into the planned open space along the mouth of Hogans Creek and connects to the Emerald Trail

Addresses resiliency and environmental remediation

Capitalizes upon the *city-owned* submerged land and existing piers for on-river activation

Links the parks in the central core of Downtown to Metropolitan Park in the Sports and Entertainment District

Maximizes the park's accessibility and use for the downtown residents, workers, and visitors who are concentrated in the central core

Authorizes relocation of grant restriction to new park and provides replacement park required by code

- **Authorization to relocate the FRDAP grant restriction to the “Shipyards West” parcel is included in 2021-637**
- **Restriction remains in place on Marina Support Building/ Event Lawn and Marina**
- **Restriction imposed on additional 10 acres to replace contiguous Kids Kampus park**

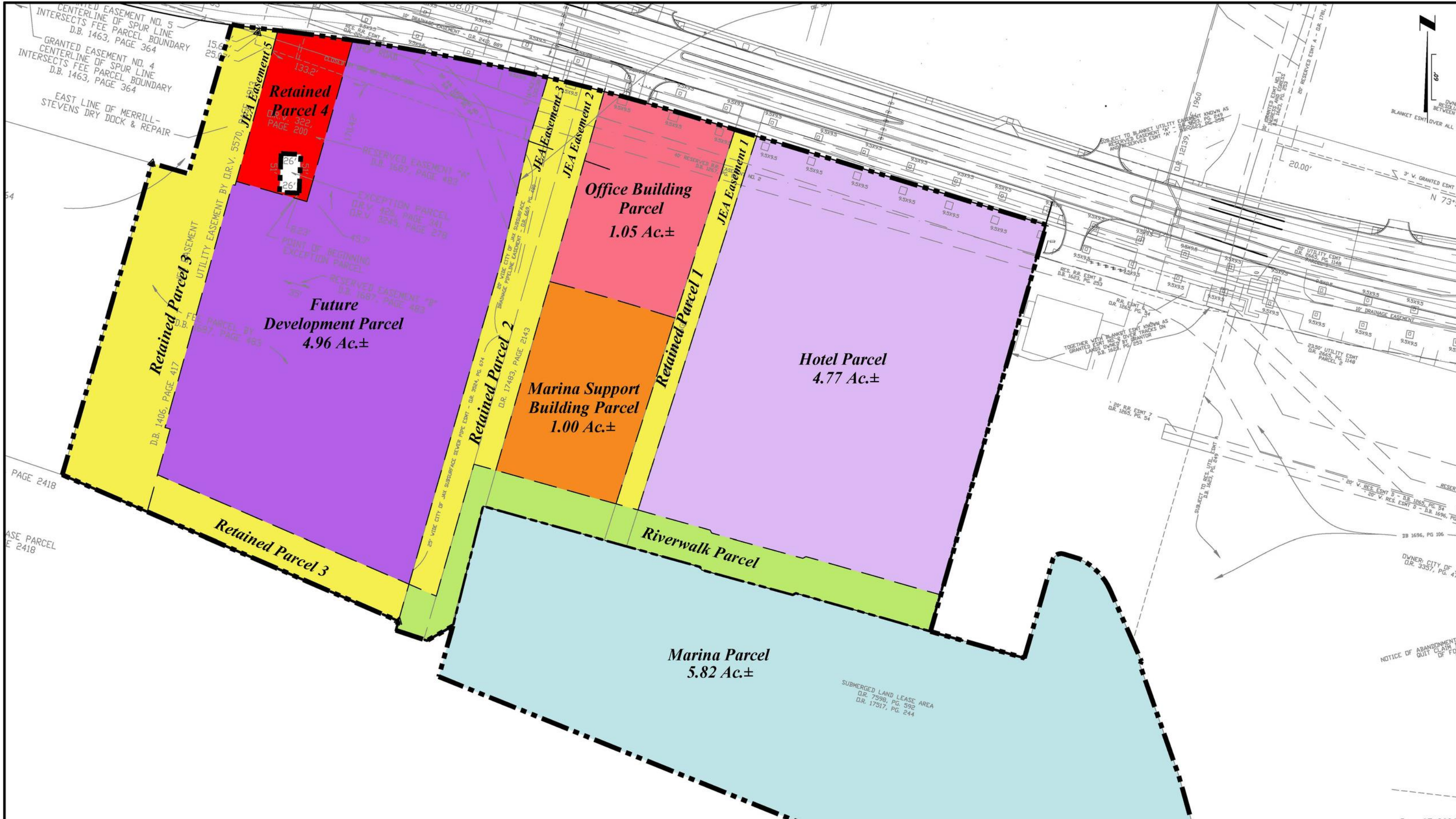
**Does the Disposition of Kids Kampus for
Private Redevelopment Accomplish the
Holistic Goals for the Riverfront?**

YES!

**It Allows for Generous High-Quality Riverfront
Public Space and Private Development to Help
Activate the Public Space.**



4. Easements & Deviation



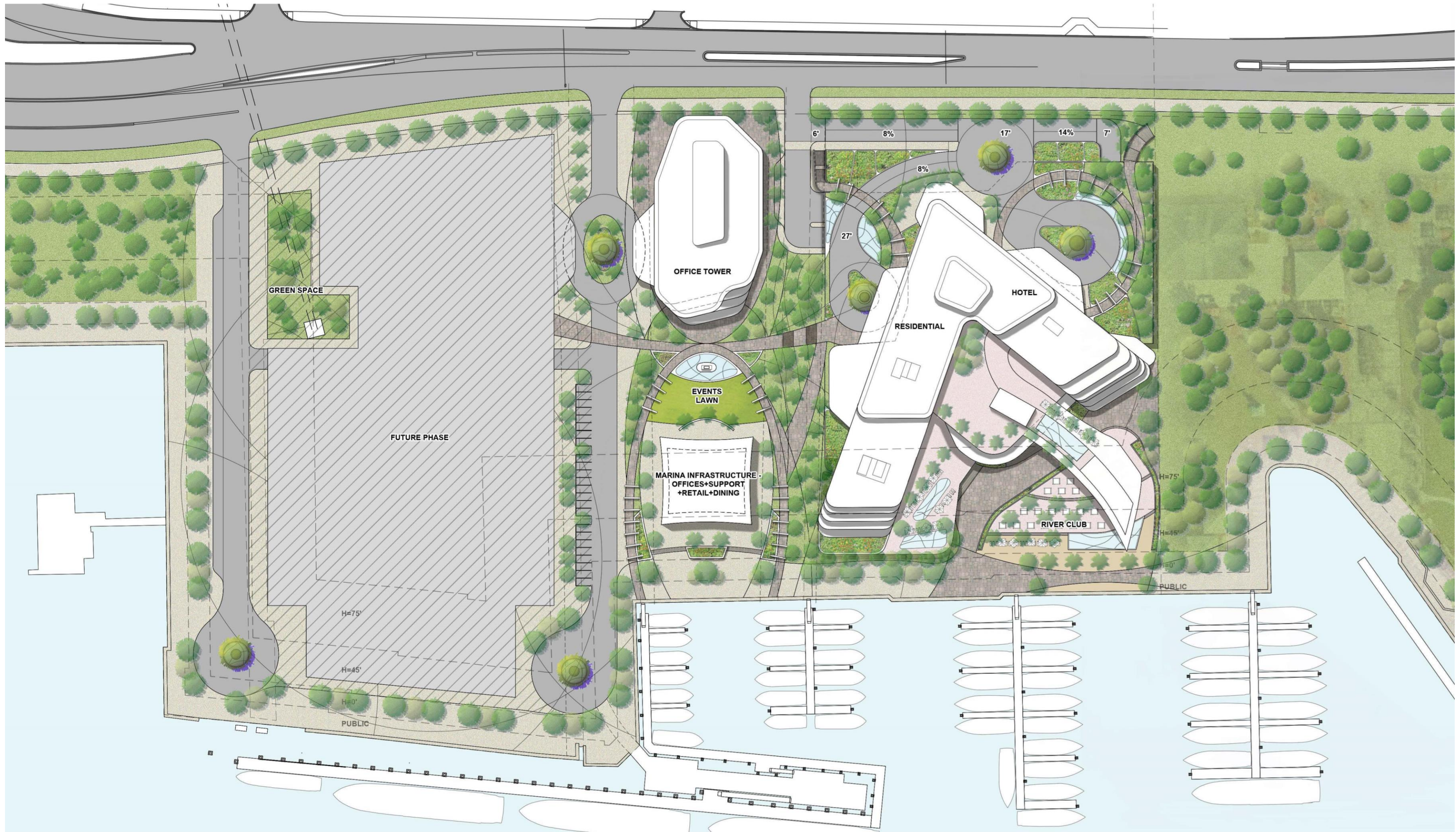
- Notes:
1. This is not a survey, this exhibit demonstrates the general size of the subject parcel. All acreages and dimensions are subject to change pending additional surveyor data.
 2. This exhibit was based on information from various sources including the City of Jacksonville survey file, and engineering plans for the Bay Street Improvements furnished by the City of Jacksonville.

June 17, 2021

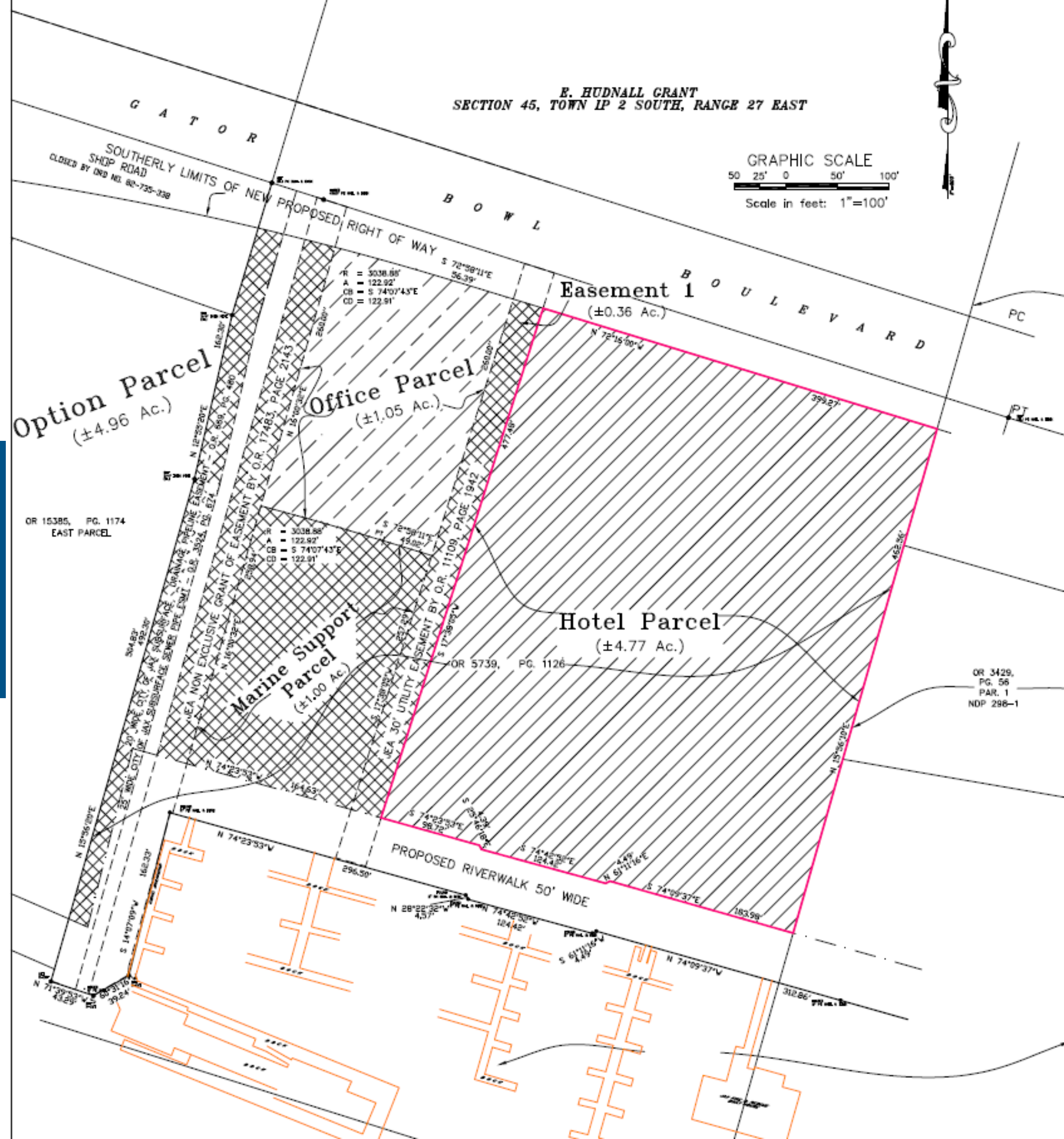
Parcel Map
SHIPYARDS
Jacksonville, Florida

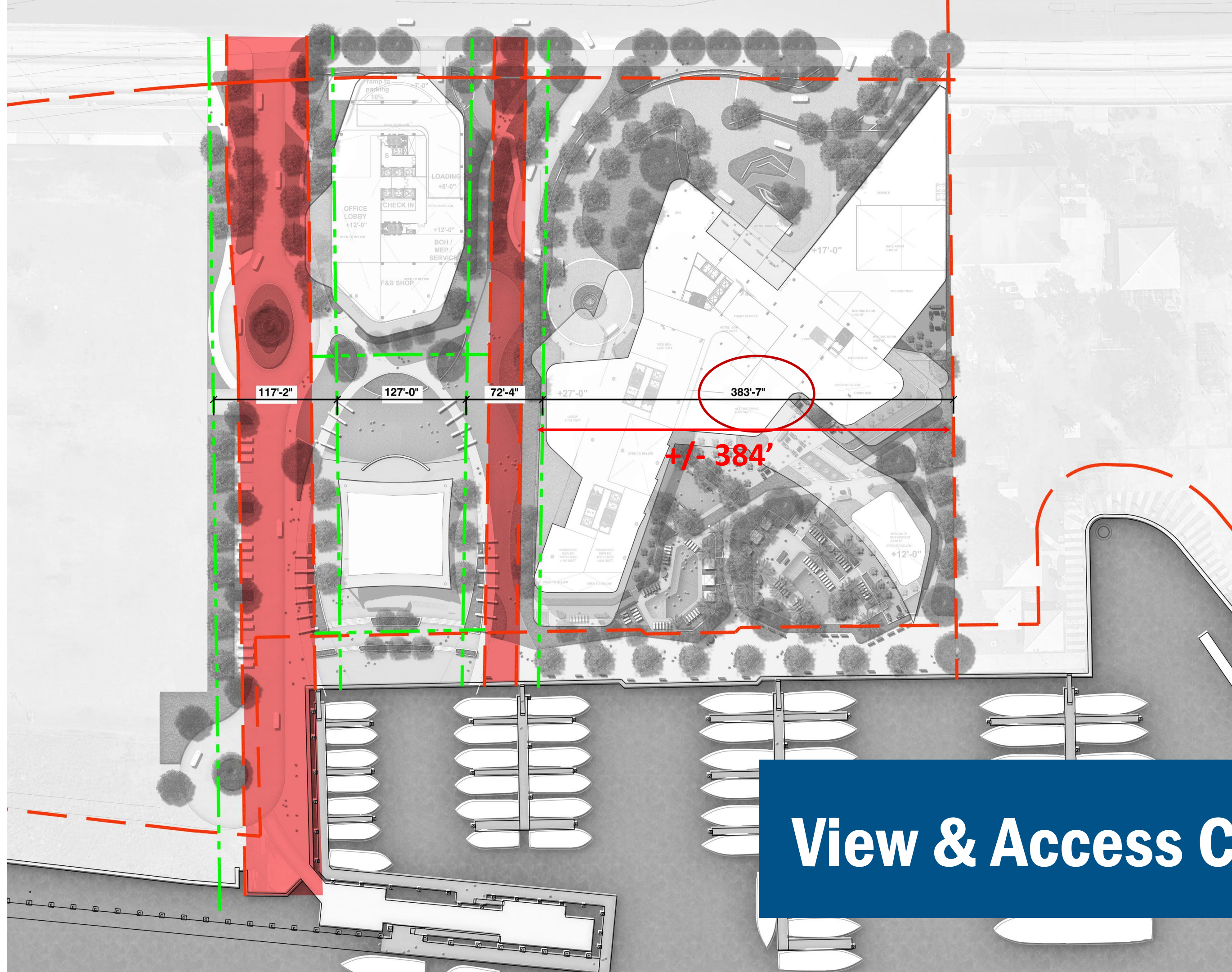
<p>ETM VISION • EXPERIENCE • RESULTS</p>	<p>England-Thing & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316</p>
---	--

PLOTTED: June 17, 2021 - 10:47 AM, BY: Karl Soehren
 G:\14-207\14-207-03\Exhibits\Shipyard Parcel Exhibits_06-17-21.dwg



The Easements





View & Access Corridors

Deviations

- **Easement locations necessitate a deviation from maximum distance between view and access corridors (*included in 2021-637*)**
- **DDRB recommended approval at meeting 9/16 finding the deviation met all required criteria**



5. Deal Structure & Incentives

Basic Deal Terms

Private Capital Investment

\$301,233,000

Hotel Parcel	4.77-acre parcel valued at \$12,500,000
Office Parcel	40-year ground lease with one 10-year renewal on 1.05-acre parcel; \$36,000/year
REV Grant	\$47,683,955 (75% for 20 years)
Completion Grant	\$25,834,887

- Marina stays public, transient, same # slips/length
- COJ/DIA to provide 10-acre replacement park (\$11 million on hand for remediation, design and construction) (current land value \$26,136,000 if developed, net loss \$7,526,000 if park- included in ROI)
- COJ/DIA to relocate Fire Museum and Fire Dock and fire station (included in 22-26 CIP)
- COJ/DIA to fund reconstruction of Marina Support Building, Events Lawn, Marina, Riverwalk- Developer can build on our behalf but then reimbursed after complete and Developer covers cost overruns
- \$13.773 million max obligation for Marina and marina support; and \$3.9 million for Riverwalk

City Benefits (Inflows)		
Payment for Hotel/Residential Parcel	100	
Ground Lease for Office Building (\$36,000 X 40 years)	1,440,000	
ROFO (2.33 year payment)	116,667	
Met Park Adoption (\$200,000 x 20 years)	4,000,000	
Ad Valorem Property Taxes	63,578,606	
Construction of new drive and 20 parking spots	176,200	69,311,573
Hotel - Bed Tax (6%)	29,414,290	
Hotel - 2% Room Surcharge	9,804,763	
Hotel and Condominium - Food and Beverage Sales Tax	4,538,334	
Hotel and Condominium - Payroll Benefits	1,087,669	44,845,056
NPV of FV of Office Parcel discounted @ 6% for 40 yrs	657,840	657,840
TOTAL INFLOWS		114,814,469

City Outflows	
REV Grant	47,683,955
Completion Grant	25,834,887
Relocation of Fire Station	1,078,800
Fire Dock Relocation	3,127,600
Marina Park	1,300,000
Marina Docks	7,180,133
Marina Services Building	4,892,967
Relocation of Fire Museum	1,750,000
Fire Station Temporary	352,500
Hotel and Condominium Land	12,450,000
Easement Parcels (Fee Value)	285,000
Net lost value of Ground Lease	1,080,000
Net Loss on Relocation of Kids Kampus	7,526,000
TOTAL OUTFLOWS	114,541,842

Total Inflows	\$114,814,469
Total Outflows	\$114,541,842
Net Benefit	\$ 272,627
ROI	1.00X
Add'l Ad Valorem	\$ 684,695
Adj. ROI	1.01X

Bill Authorizations

Property Dispositions

- Fee simple sale of 4.77 acres
- Ground Lease for 40 Years of Office parcel
- Various Easements
- Right of First Offer on adjacent 6-acre Shipyards parcel

Incentives

- Rev Grant on combined project of 75%/20 years
- Completion Grant on Combined Project

Partnerships

- Developer option to build on our behalf and be reimbursed for Marina Support Building, Marina, Events Lawn and Riverwalk
- Developer to contribute 200k/year for Met Park maintenance and programming
- Developer to collect and remit to City 2% room surcharge for use on Marina, Marina Support, and Events Lawn
- Developer option to lease and manage Marina Support Building and manage **PUBLIC** marina

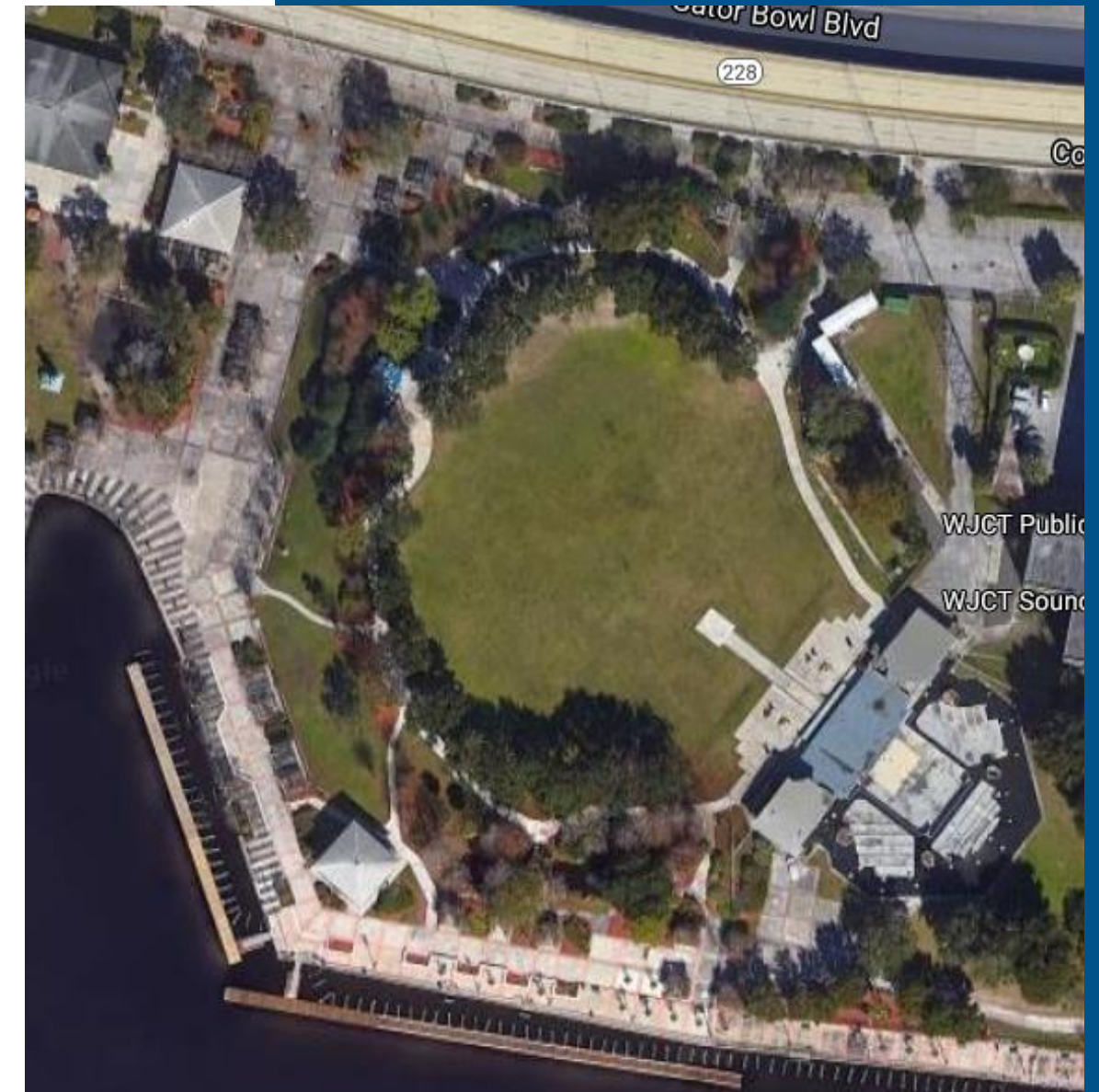
Economic Impact:

Creating new jobs:

- Construction Jobs: 5,700
- Ongoing Full-Time jobs: 1,460
 - Average salary: \$46,612/year

Driving tourism to the Downtown area:

- 176 5-star hotel rooms
- Luxurious riverfront amenities (pools, river club, open plazas)



Programming and Maintenance Benefits:

- Dedicated maintenance and programming fund for Met Park and Marina (200K/year)
- Reconstructed Marina and Marina Support Building to provide upgraded facilities for the public marina patrons
- Reconstructed Riverwalk to address resiliency



6. City Protections

City Protections

- Financial incentives are provided upon completion and performance.
- Development minimums established with reductions limited to 10% so long as Minimum Private Capital Investment of \$301,057,548 is maintained.
- Right of Reverter in the event Developer fails to commence the Hotel Improvements in accordance with the Performance Schedule.
- Non-exclusive easements ensure that the view and public access to the Riverwalk and Marina is maintained and includes new pedestrian walkways and access drive.
- Iguana responsible for exit costs of third-party grants (FRDAP and FIND) as required.
- Iguana responsible for cost overruns in the development of the City Owned Marina and Marina Support Building.
- City retains ownership of 50-foot Riverwalk adjacent to St. John's River around all properties.
- Marina to remain open to the public with the same number of slips and linear footage
- Developer shall provide DIA/COJ with a completion guaranty ensuring completion of the Hotel Improvements and Office Improvements.
- City retains development rights on ROFO parcel, including riparian rights for future SLL and marina expansion.

Performance Schedule

- ***EXECUTION OF REDEVELOPMENT AGREEMENT*** within thirty (30) days following City Council Approval and execution by the Mayor.
- ***FEE/LEASE CLOSINGS*** “As Is” sale/lease to be completed within sixty (60) days after the later of execution of the RDA, removal of the Fire Museum from the site, or resolution of any environmental issues, in Developer’s sole discretion, but in no event later than six (6) months after the Effective Date of the RDA.
- ***FINAL DESIGN*** (including final DDRB approval) to start within thirty (30) days after the Effective Date of the RDA; to be completed no later than six (6) months after the Effective Date of a Redevelopment Agreement or functional equivalent.
- ***INITIAL PERMITTING*** to start no later than thirty (30) days after Final Design is completed, and permits necessary to commence horizontal construction shall be obtained within six (6) months after Final Design is completed
- ***COMMENCE CONSTRUCTION*** to start ninety (90) days after Permits for horizontal improvements are received, but no later than June 1, 2022; and proceed without material delay through completion.
- ***COMPLETION OF CONSTRUCTION*** - All improvements on the Hotel Parcel and Office Parcel and Easements to be substantially completed no later than December 31, 2025.

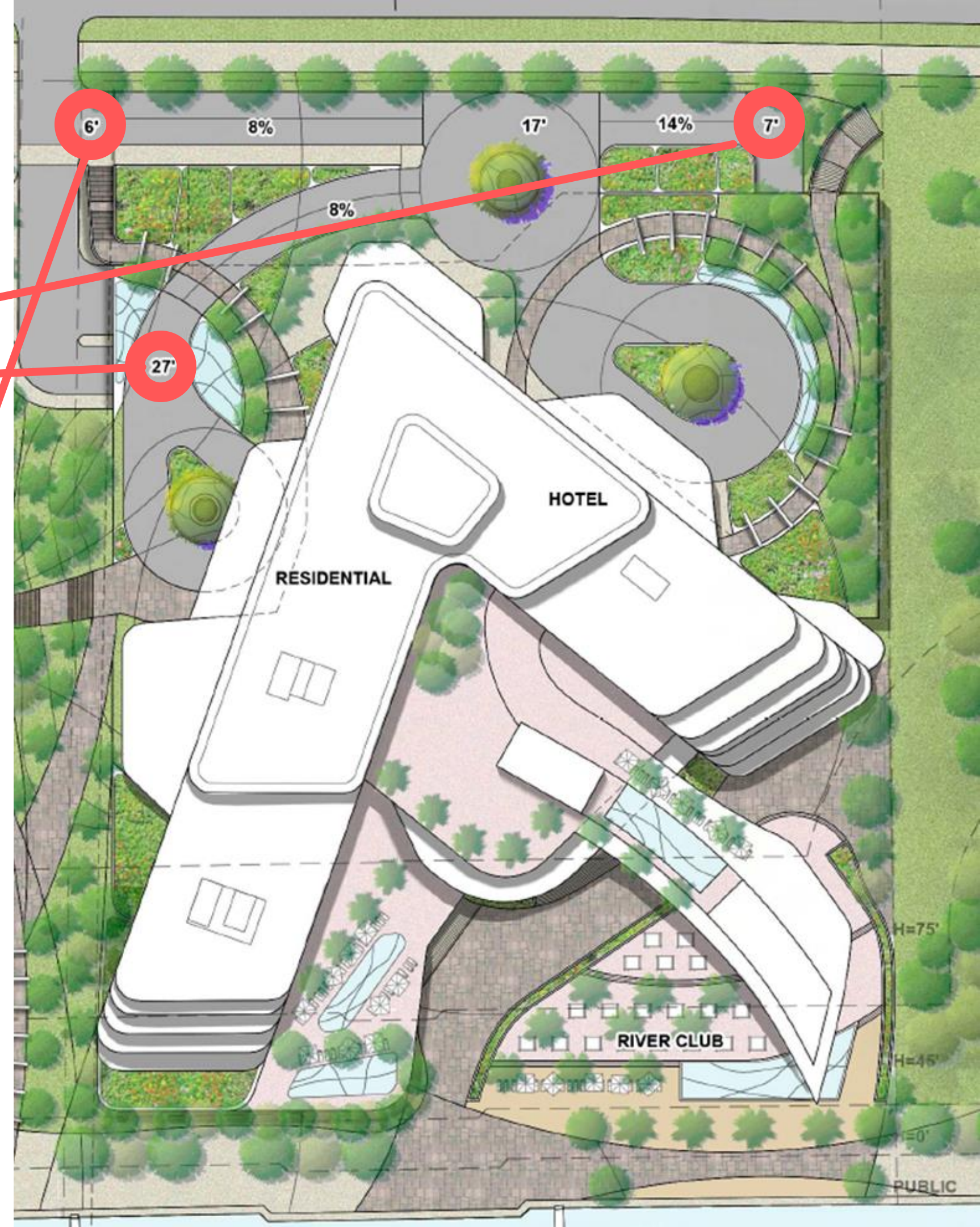
Resiliency

HOTEL AND OFFICE PARCELS

- Raising Base Floor Elevation to address Sea Level Rise
 - +7' at ground level and parking garage
 - Sloping up to 27' at Lobby
- Office Building Parcel will add +6' above current grade, BFE= ~12'
- Providing flood mitigation
- Stormwater Credits are not included in this disposition, but water *quality* credits are available-no impact on flood mitigation design

HOGANS WEST PARK

- Adding at least 3' of clean fill to address remediation and Sea Level Rise
- Creating a BFE of ~9-12', as well as contouring the land for flood control and unique experience
- Protecting the historic landmark fire museum from flooding would require that it be raised for SLR protection regardless of location





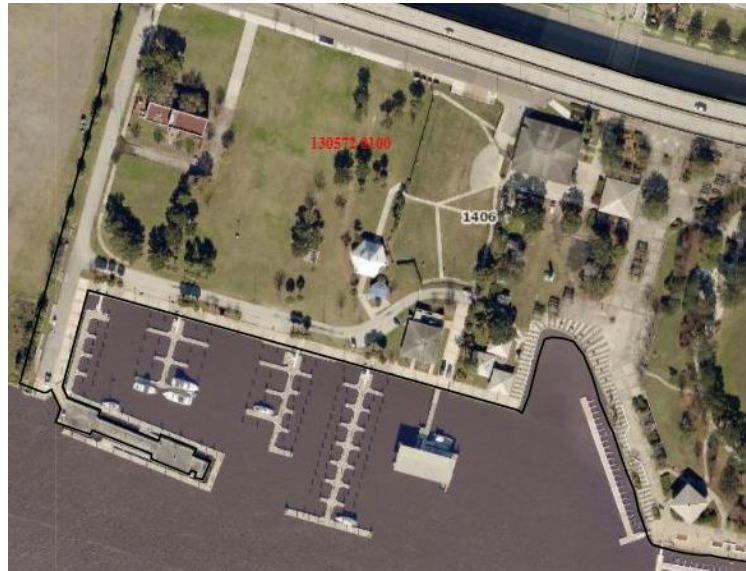
7. Public Benefits

Public Benefits



Cumberland Park, Nashville

New destination park connecting the Sports & Entertainment district to the Central Core and offers unique design opportunities

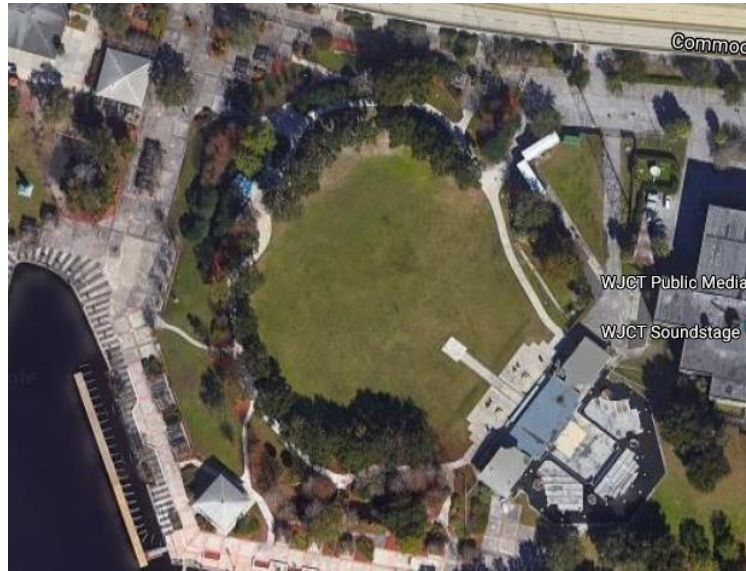


Upgraded public marina with a 2% hotel-room surcharge available for improvements to Marina



More resilient site and historic building orientation for historic Fire Museum

Public Benefits



Iguana to donate \$4 million (\$200,000 per year for 20 years) for maintenance and programming of Met Park & Marina

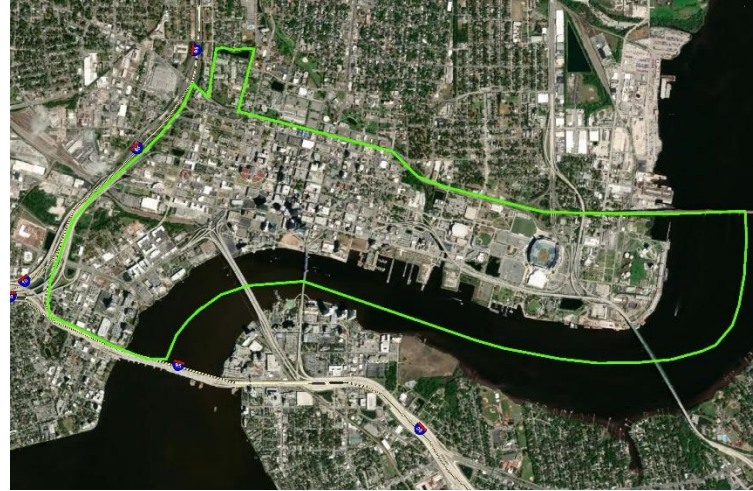


Finally completes missing connection of Northbank riverfront



Luxury hotel will provide new service level in Downtown and food and beverage in the Sports & Entertainment district

Public Benefits



Downtown Tax Increment District to receive over \$15 million over next 20 years facilitating future DIA investments



Opportunity to create unique attractions maximizing the City's submerged land and piers



Enhanced services and facilities for boaters including new ship store, restrooms, and retail

The background is a blue-tinted photograph of a city skyline. In the foreground, there are palm fronds on the left and right sides. In the middle ground, a bridge with a large, angled support structure spans across a body of water. In the background, several skyscrapers are visible, including one with a distinctive pointed top. The overall scene is a coastal cityscape.

THANK YOU!

DOWNTOWN INVESTMENT AUTHORITY