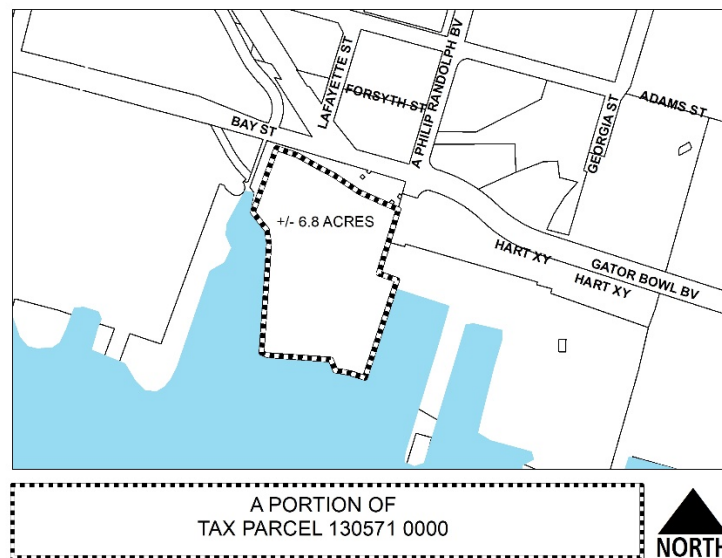


**NOTICE OF DISPOSITION BY THE DOWNTOWN INVESTMENT
AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR
APPROXIMATELY 2.5 ACRES OF REAL PROPERTY LOCATED WITHIN
THE NORTH BANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA
AND WITHIN AN APPROXIMATELY 6.8 ACRE PORTION OF DUVAL
COUNTY TAX PARCEL 130571 0000 AS ILLUSTRATED BY THE PARCEL
MAP HEREIN.**

The Downtown Investment Authority (“DIA”) as the Community Redevelopment Agency for the North Bank Downtown Community Redevelopment Area (“CRA”) hereby gives public notice pursuant to Section 163.380(3)(a), Florida Statutes and Section 122.434, Jacksonville Code of Ordinances, of its intent to dispose of 2.5 acre portion of City-Owned real property, referred to herein as the “Leased Parcel” located within a 6.8 acre portion of that property commonly referred to as “Shipyards East” and identified by Duval County Tax Parcel 130571 0000. DIA is seeking proposals to ground lease and redevelop that approximately 2.5 acre Leased Parcel with civic attraction, museum, cultural or entertainment attraction. The exact location of the 2.5 acre Leased Parcel will be determined during lease negotiations.



The DIA has entered into negotiations with the Museum of Science and History (“M.O.S.H.”) for lease and redevelopment of the Leased Parcel, the conceptual terms and conditions of which may be obtained by contacting GParola@coj.net.

The purpose of this Notice is to solicit additional proposals from qualified and experienced real estate developers interested in lease and redevelopment of the Leased Parcel with an iconic civic attraction, museum, cultural or entertainment venue or attraction. At a minimum, proposals shall include:

- I. A ground lease term of not more than forty (40) years with a single ten (10) year renewal option, and ancillary easements
- II. A “Leased Parcel” size not to exceed 2.5 acres, location within the 6.8 acre portion of the “Shipyards East” Property, with the exact Leased Parcel boundary to be determined by

Developer's design, consistent with DIA and COJ Parks standards and adopted plans and studies

- III. A proposal for a Civic Attraction, Museum, Cultural or Entertainment venue or attraction open to the public daily (with minor exceptions) throughout the year
- IV. A commitment for a minimum non-City sources capital investment of forty million dollars (\$40,000,000)
- V. A demonstrated successful track record of operation of a Civic Attraction, Museum, Cultural or Entertainment venue or attraction similar facility
- VI. A commitment for a use that has a minimum annual draw of at least 100,000 visitors
- VII. The lease rate offered
- VIII. An identification of whether or not the Developer/Tenant is exempt from payment of ad valorem taxes or if taxes will be paid on the proposed improvements to be constructed on the leased parcel
- IX. A commitment to commence construction on or by December 31, 2023, and a commitment to complete construction on or by December 31, 2026

All responses shall be submitted to the below address on or before 2:00 PM (Eastern Time Zone), Thursday December 23, 2021, to the following address: The Downtown Investment Authority, City Hall at St. James Building, 117 West Duval Street, Suite 310, Jacksonville, Florida 32202, Attention: Guy Parola, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in the format stated herein. The DIA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The DIA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the City of Jacksonville.

Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the proposal, including all attachments, plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked: **Shipyards East Attraction Response**.

The DIA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the DIA Board.

Dated this 23rd Day of November 2021.