

**Downtown Investment Authority
Negotiated Disposition and Redevelopment Proposal Staff Report
Museum of Science and History
November 12, 2021**

Applicant:	Museum of Science and History (MOSH)
Project:	Disposition and Redevelopment of a portion of Lot X within the Shipyards
Program Request:	Disposition of City-owned real estate by ground lease
Acreage to be leased for exclusive use	2.5 acres
Minimum Capital Investment:	\$70,000,000

Redevelopment Proposal:

MOSH is requesting the exclusive use of 2.5 acres pursuant to a long-term ground lease, the right to host events and program on an additional 1.5 acres and the authority to design the entire 6.86 acre site.

MOSH is proposing an annual rent of \$1.00/year for the term of the Ground Lease. The Minimum Capital Investment in the museum will be not less than \$70,000,000, a portion of which may be City funds. An existing City CIP project is currently funding site investigations, surveys, etc. and will pay to remediate any on-site contamination, extend A. Phillip Randolph Boulevard to the site, as well as cover the cost of Riverwalk and site improvements surrounding the new building.

At the Board's request, DIA staff encouraged MOSH to work with the Jessie Ball DuPont design team regarding both the size of the pad required for private use and its placement on the site. The parties did not arrive at a mutually agreed upon solution, with the JBdF team's research indicating that comparable museums were usually located on 1-1.5 acre sites. Similarly, although MOSH designs are preliminary, the museum was not comfortable at this time agreeing to locate the Leased Premises immediately adjacent to Bay Street in order to maximize public space on the river.

The solution we are presenting to the Board does not locate the 2.5 acre Leased Premises at this time but rather allows the MOSH design team to advance design prior to determining site boundaries. The design standards encourage set back from the Riverwalk, require coordination with the Emerald Trail and Hogans Creek designs, and other adopted studies and plans, parking integrated into the structure

and require that all exclusive use areas be included in the Leased Premises. Further, all landscape buffers and berms integral to the building, must be within the Leased Premises boundary. The site design is subject to Parks, DIA and DDRB approval.

Surrounding the 2.5 acre Leased Premises, an additional parcel of up to 1.5 acres will be subject to a partnership operating agreement pursuant to which MOSH will have the right to provide exclusive entry programs and special events within the space on a limited basis, but this space will generally be a park/plaza area open to the public. Other programming entities may also create programs in this area. This accomplishes the DuPont study's recommendation that at least half of the site be open and accessible to the public and accommodates the Museum's desire to have at its disposal additional outdoor programmable space.

Finally, the balance of the 6.86 acres will be public park space including the Riverwalk, Emerald Trail, and other park amenities.

The Lease:

The Leased Property would not exceed 2.5 acres and must include the building pad, any access drives or on-site parking for buses, as well as any other exterior areas exclusively for MOSH use or requiring ticketed entry. MOSH will have the right to locate the 2.5 acres as its design dictates so long as Riverwalk access is maintained, the design is compatible with Hogans Creek and the Emerald Trail designs, and usable contiguous public park space is maximized.

A forty (40) year ground Lease is proposed with one ten (10) year renewal option. This is consistent with the recent Iguana Office building ground lease term. Rent of \$1.00/year is proposed. The property is currently being appraised but we expect the value to approximate \$60 PSF as was the case both east and west of the site. The lost value of real estate taxes attributable to the City retaining ownership is approximately \$90,000/year. Based on the Kids Kampus appraised value of \$2.48 per square foot for a ground lease, the market rent for the ground lease would be \$270,072/year. When the proposal returns to the Board following the notice of disposition process, a more in depth analysis of ROI and secondary benefits to be derived from the new museum location will be provided but the ROI will necessarily be below 1 since no taxes will be paid on the land or improvements (the museum is exempt) and the associated land value and CIP improvement will not be fully offset.

Design of the site and Museum:

The site is approximately 6.8 acres. MOSH would have the right to design the entire site and the City would reimburse MOSH for up to \$500,000 from the existing approved CIP project for the cost of design of all areas beyond the boundary of the Leased Premises. This would facilitate an integrated design and function for the parcel.

NOD terms:

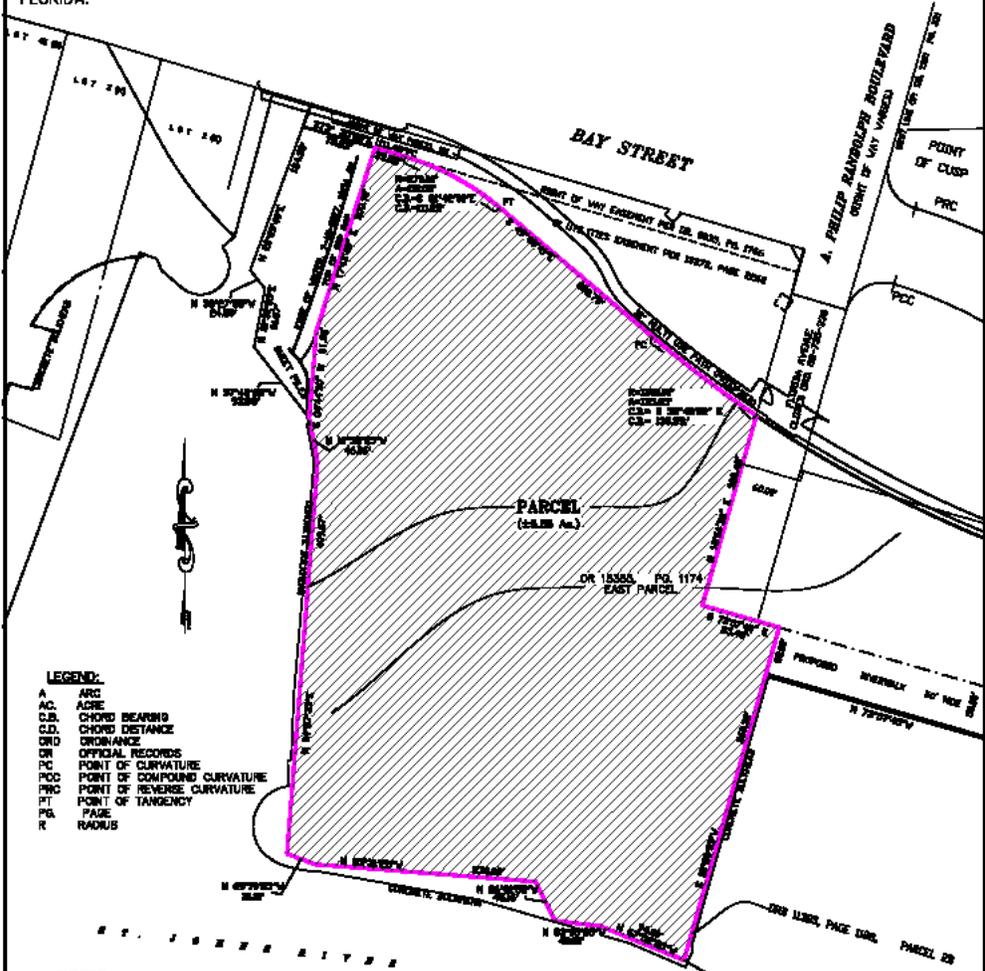
The Notice of Disposition contemplates that we are seeking a civic attraction, museum or entertainment venue for this site to activate the Sports and Entertainment District. It does not seek bids for private redevelopment for other uses such as residential, office or hotel. This use is consistent with the BID plan adopted in 2014 and with the recent Jessie Ball DuPont study on activating the waterfront. The NOD does not preclude a bid from a for-profit entity that would construct and operate a civic attraction or entertainment venue.

Return to Board:

Upon the close of the required thirty (30) day NOD period, this disposition will return to the Board for final approval.

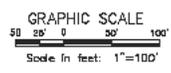
SKETCH OF: OUT PARCEL

A PART OF THE H. HUDNALL GRANT, SECTION 50, TOWNSHIP 2 SOUTH, RANGE 26 EAST, AND SECTION 45, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA ALSO BEING A PORTION OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 15385, PAGE 1174 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- LEGEND:**
- A ARC
 - AC. ACRE
 - C.B. CHORD BEARING
 - C.D. CHORD DISTANCE
 - ORD ORDINANCE
 - OR OFFICIAL RECORDS
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - PA PAGE
 - R RADIUS

- NOTES:**
1. THIS IS NOT A FIELD SURVEY.
 2. BEARINGS, DISTANCES, AND PARCEL LINES AS SHOWN HEREON WERE TAKEN FROM: ALTA SURVEY COMPLETED BY THE CITY OF JACKSONVILLE DATED 5-24-17, METRO/SHIP YARDS AND THE OFFICIAL RECORDS OF DUVAL COUNTY FLORIDA.



CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 53-17 (200-092) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902

DATE _____

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS

NO.	DATE	DESCRIPTION

SURVEY DATA:

DATA DESK	DATE
SURVEY BOOK	SCALE
DRAWN BY	PROJECT NO.
LAST DATE IN FIELD	

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HDGAN STREET,
 10th Floor JACKSONVILLE, FL. 32202 904-255-8756

SHEET NO.	
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