

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Monday, June 2, 2025

5:00 PM

**Council Chamber,
1st Floor,
City Hall**

Committee of the Whole

*Honorable Randy White
President, 2024-2025
District 12
(904) 255-5212*

*Honorable Kevin Carrico
Vice President, 2024-2025
District 4
(904) 255-5204*

*Jason Teal
Council Secretary/Director
(904) 255-5133*

*Sergeant-At-Arms
JSO Personnel*

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2025-0319](#)
AMEND

See Auditor
Recommended
Amendments

ORD Making Certain Findings & Auth the City to Acquire by Propty Exchange or Purchase that Certain 2.85± Acre Improved Parcel of Real Propty Located at 801 W. Bay St, Jax, FL 32204 (R.E. # 074487-0010) in Council Dist 7 within the Downtown Northbank CRA, & Auth the Mayor, or Her Desig, to Execute: (1) a Redev Agrmt by & Among the City, DIA, & Gateway Companies LLC, or Its Affiliate, which Redev Agrmt Provs for the Acquisition of the 801 W. Bay St Parcel by the City, the Disposition to Developer of that Certain 1± Acre Parcel Located Adjacent to Riverfront Plaza (F/K/A the Jacksonville Landing) at Its NE Corner (a Portion of R.E. # 074457-1100 & 074445-0700) within the Downtown Northbank CRA (the Riverfront Plaza Pad B) (or in Place of the Redev Agrmt a Purchase & Sale Agrmt & Related B.T. for the Purchase of the Riverfront Plaza Pad B if Authd Hereunder), the Granting to Developer of an Option to Purchase that Certain 1.7± Acre Parcel Located East of the Main St Bridge Off-Ramp on the North Side of the St. Johns River (a Portion of R.E. # 074445-0000 & 074444-9000) (the East Landing Parcel), & the Design & Construction of a Proj on the Riverfront Plaza Pad B... (Dillard) (Req of DIA)
5/13/25 CO Introduced: COTW
5/21/25 COTW Read 2nd & Rerefer
5/27/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

AMEND

- 1. Strike reference to BT within bill title**
- 2. Include standard language requiring Developer to execute the Redevelopment Agreement within 30 days of the effective date of the ordinance**
- 3. Include reference to potential disposal or use of additional East Landing Parcel (RE# 074444-9020)**
- 4. Correct scrivener's errors**
- 5. Attached Revised Redevelopment Agreement to:**
 - Clarify that the 2,614 sq. ft. City-owned parcel located adjacent to southeast corner of East Landing Parcel (RE# 074444-9020) may also be included in the disposition of the East Landing Parcel**
 - Include amount for Purchase Price of 801 W. Bay Street parcel**
 - Clarify timeframe for City's right to terminate East Landing Option and Right of Repurchase to be consistent with the Pad B performance schedule**
 - Correct clawback provision regarding reduction or elimination of REV grant if required minimum capital investment is not met**
 - Correct scrivener's errors**

AUDITOR RECOMMENDED AMENDMENTS

- 1. Clarify that the Operator Agreement will be subject to audit rights and document retention requirements**
- 2. Require minimum \$50 per month, per residential unit, contribution for park maintenance**
- 3. Include requirement that Developer provide a performance bond, guaranty, or similar protection in order to receive incentives to ensure completion of development**
- 4. Include requirement that any future Completion Grant(s) be subject to a 5-year clawback provision**

2. [2025-0339](#) ORD Approp \$8,000,000 from the University of Florida Health & Financial Technology Graduate Education Center Activity Land Acquisition Cost Acct within the Public Works Office of the Director, Real Estate Office Center, to the University of FL Graduate Education Campus - Land Acquisition Cost Activity within the Combined Downtown Northbank Tax Increment Dist, to Prov Funding for the Acquisition of a 2.85± Acre Improved Parcel of Real Propty Located at 801 W. Bay St, Jax, FL 32204 (R.E. #074487-0010) in Council Dist 7 with the Intent that the Funds Approp Herein Will Be Replenished Thru an Approp of Funds in the FY 25-26 Budget from the JEA Contribution Made Annually Pursuant to Sec 21.07 of the Jax City Charter; Prov for Carryover of Funds to FY 25-26; Prov for Reverter of Funds; Apv & Auth the CEO of the DIA, or Her Duly Authd Desig, to Execute a Real Estate Purchase & Sale Agrmt btwn the City & 801 Bay St LLC in a Not to Exceed Amount of \$4,000,000, & All Closing & Other Docs Relating Thereto, & to Close on the Purchase Pursuant Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of this Ord to Purchase the Subj Propty; Prov for Oversight by the DIA (Staffopoulos) (Introduced by CM Salem)
5/13/25 CO Introduced: COTW
5/21/25 COTW Read 2nd & Rerefer
5/27/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

- Appropriates funding previously appropriated to the Real Estate Division to DIA for the acquisition of 801 W. Bay St.

- Authorizes the DIA CEO to execute a purchase and sale agreement in a not-to-exceed amount of \$4,000,000

3. [2025-0396](#)
2nd

ORD-MC Making Certain Findings & Auth the Mayor, or Her Desig, to Execute: (1) a Redev Agrmt Among the City, DIA, & the University of FL Brd of Trustees, which Redev Agrmt Provs for the Conveyance to Developer of 3 Parcels of City-Owned Real Propty Comprised of an \pm 2.85 Acre Site of Improved Real Propty Owned by the City Having an R.E. # of 074487 0010; an \pm 2.36 Acre Parcel of Unimproved Land Comprised of R.E. # 074487 0020 (the Site A Parcel), & an \pm 1.22 Acre Parcel of Unimproved Land Comprised of R.E. # 074836 0000, 074837 0000, 074838 0000, 074839 0000 & 074840 0000 (the Site B Parcel), All at No Cost to Developer; the Redev Agrmt Also Auth an Option to Purchase \pm 14.38 Acres of City-Owned Real Propty (Excluding the Historical Train Station Parcel), Comprised of a Portion of R.E. # 074887 0000 (the Convention Center Parcel) at No Cost, & Also Auth an Option to Purchase an \pm 2.13 Acre Site of City-Owned Real Propty Comprised of a Portion of R.E. # 074887 0000 (the Train Station Parcel), with Said Options to be Exercised No Sooner Than 5 Yrs from the Effective Date of the Redev Agrmt & Exp 20 Yrs Thereafter; Upon Acquisition of the Proj Parcels the Redev Agrmt Contemplates the Design & Construction of a University of FL Jax Campus by Developer, Comprised in Pt of the Renovation of an Existing 39,000 sq ft Bldg, the Construction of a Mini 60,000 & 20,000 sq ft Class A Education Space (or a Minimum 80,000 Square Foot Building) (Collectively, the Site A/B Improvements"); if the Option is Exercised by the Developer, the Convention Ctr Parcel will be Conveyed to the Developer at No Cost, & the Initial Convention Ctr Improvements Shall Include a Mini of a 40,000 sq ft Class A Building, with a Conceptual Master Plan for Dev of the Entire Site; if Exercised by Developer, the Train Station Parcel Option will Auth a Conveyance Thereof to the Developer & Requires a Mini Investment of \$5,000,000 in Improvements Relating Thereto, All on the Northbank of the St. Johns River within the Downtown West Northbank Downtown CRA (Collectively, the Project); (2) a Quitclaim Deed Conveying the Respective Parcels of City-Owned Land to the Developer at No Cost, which Includes a Right of Reverter & a Repurchase Right at Fair Market Value in Favor of the City; & (3) Related Docs as Set Forth in the Redev Agrmt; Auth the Funding of \$50,000,000 (Tranche One) of City Funding to the Improvements, Originally Authd by Ord 2023-114-E, Consistent with & as Set Forth in the Redev Agrmt; Conf Priority of the Terms & Conditions of the Redev Over Any Conflicting Terms in the Term Sheet Previously Authd by Ord 2023-114-E; Auth the Funding of \$50,000,000 (Tranche Two) of City Funding to the Improvements Consistent with & as Set Forth in the Dev Agrmt, to be Approp by Subsequent Legislation Over a 4 Yr Period; if the Option on the Convention Ctr Parcel is Authd, Auth a Disbursement of \$5,000,000 to Developer, if Necessary, to Reimb for Costs Attendant to a Purchase of 3rd-Party Owned Real Propty Adjacent to the Convention Ctr Parcel; Designating the DIA as Contract Monitor for the Redev Agrmt; Prov for City Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General

Provisions), Ch 118 (City Grants), Ord Code, to Direct Contract with the University of FL Brd of Trustees (Sawyer) (Req of DIA)
5/27/25 CO Introduced: COTW
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

NOTE: The next regular meeting will be held Thursday, June 12, 2025.

*******Note: Items may be added at the discretion of the Chair.*******

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