

1 Introduced by the Council President at the request of the DIA:
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4 **ORDINANCE 2026-381**

5 AN ORDINANCE MAKING CERTAIN FINDINGS, AND
6 APPROVING AND AUTHORIZING THE MAYOR, OR HER
7 DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE
8 A MEMORANDUM OF OPTION RELATING TO THE
9 CONVEYANCE OF AN APPROXIMATELY 2.04 ACRES OF
10 CITY-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY
11 TAX PARCEL NUMBER 074888 0100 AND PARTIALLY
12 IMPROVED BY A SURFACE PARKING LOT (THE
13 "ADDITIONAL CONVENTION CENTER PARCEL") TO THE
14 UNIVERSITY OF FLORIDA (THE "DEVELOPER");
15 AUTHORIZING THE EXECUTION OF ALL DOCUMENTS
16 RELATING TO THE ABOVE AGREEMENT AND TRANSACTION,
17 AND AUTHORIZING TECHNICAL CHANGES TO THE
18 DOCUMENTS; PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS**, the City, the DIA, and the Developer have previously
21 entered into that certain Redevelopment Agreement dated August 8,
22 2025, as authorized by Ordinance 2025-396-E (the "Redevelopment
23 Agreement"), which provides in part for the development of a higher
24 education level campus in Downtown Jacksonville, including
25 development of the Prime F. Osborn III Convention Center Site (the
26 "Convention Center Parcel"); and

27 **WHEREAS**, subsequent to the execution of the Redevelopment
28 Agreement, and as set forth in the Redevelopment Agreement, the City
29 acquired approximately 2.04 acres of real property which is identified
30 by Duval County Tax Parcel Number RE# 074888 0100 within the Northbank
31 CRA which is bounded on three sides by the Convention Center Parcel

1 (the "Additional Convention Center Parcel") through a property
2 exchange with VC Cathedral, LLC, authorized pursuant to Ordinance
3 2025-783-E; and

4 **WHEREAS**, DIA entered negotiation with University of Florida
5 regarding the terms of the disposition and redevelopment in accordance
6 with DIA's approved negotiated disposition process; and

7 **WHEREAS**, to determine fair value for the Additional Convention
8 Center Parcel, and in accordance with the requirements of Section
9 163.380(2), Florida Statutes, and Section 122.432, Code of
10 Ordinances, the DIA has engaged an appraiser to appraise the
11 Additional Convention Center Parcel; and

12 **WHEREAS**, on March 18, 2026, the DIA Board approved Resolution
13 2026-03-03 (i) determining that the Additional Convention Center
14 Parcel should be developed alongside the Convention Center Parcel for
15 use as a University of Florida Campus in accordance with the terms
16 and conditions provided in the resolution; (ii) instructing the Chief
17 Executive Officer of the DIA to take all action necessary to
18 effectuate the thirty-day Notice of Disposition for the Additional
19 Convention Center Parcel in accordance with the DIA's Negotiated
20 Notice of Disposition Process; and (iii) if no alternative responsive
21 and qualified proposals were received to finalize negotiations with
22 the University of Florida to facilitate the disposition, said
23 Resolution being attached hereto as **Exhibit 1**; and

24 **WHEREAS**, DIA did not receive any alternative responsive and
25 qualified proposals to the Notice of Disposition; and

26 **WHEREAS**, it has been determined to be in the interest of the
27 City to execute a Memorandum of Option with the Developer for the
28 purchase of the Additional Convention Center Parcel in accordance
29 with the Redevelopment Agreement and approve of and adopt the matters
30 set forth in this Ordinance; now therefore

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

1 **Section 1. Findings.** It is hereby ascertained, determined,
2 found, and declared as follows:

3 (a) The recitals set forth herein are true and correct.

4 (b) The Project will greatly enhance the City and otherwise
5 promote and further the municipal purposes of the City.

6 (c) The conveyance of the Additional Convention Center Parcel
7 to the Developer will enable and facilitate the Project, and the
8 Project will improve the quality of life necessary to encourage and
9 attract business expansion in the City.

10 (d) The Developer is qualified to carry out the Project.

11 (e) The authorizations provided by this Ordinance are for
12 public uses and purposes for which the City may use its powers as a
13 municipality and as a political subdivision of the State of Florida,
14 and the necessity in the public interest for the provisions herein
15 enacted is hereby declared as a matter of legislative determination.

16 (f) This Ordinance is adopted pursuant to the provisions of
17 Chapters 163, 166, and 125, Florida Statutes, as amended, the City's
18 Charter, and other applicable provisions of law.

19 **Section 2. Execution of Agreements.** There is hereby
20 approved, and the Mayor, or her designee, is hereby authorized to
21 execute and deliver the Memorandum of Option substantially in the
22 form as attached hereto as **Exhibit 2** (with such "technical" changes
23 as herein authorized), for the purpose of implementing the
24 recommendations of the DIA as further described in the Agreements.

25 **Section 3. Authorizing Conveyance of the Additional**
26 **Convention Center Parcel to Developer.** The City is hereby authorized
27 to convey the Additional Convention Center Parcel to the Developer
28 subject to the terms and conditions as set forth in the Redevelopment
29 Agreement.

30 **Section 4. Designation of Authorized Official and DIA as**
31 **Contract Monitor.** The Mayor, or her designee, is designated as the

1 authorized official of the City for the purpose of exercising any of
2 the foregoing authorizations and to furnish or cause to be furnished
3 such information and take or cause to be taken such action as may be
4 necessary to engage the City to implement the Memorandum of Option
5 according to its terms. The DIA is hereby required to administer and
6 monitor the Agreements and any related agreements referenced therein
7 and to handle the City's responsibilities thereunder, including the
8 City's responsibilities under such agreements working with and
9 supported by all relevant City departments.

10 **Section 5. Oversight Department.** The DIA shall oversee the
11 Project described herein.

12 **Section 6. Further Authorizations.** The Mayor, or her
13 designee, is hereby authorized to execute the Agreement(s)
14 contemplated herein, and all other contracts and documents and
15 otherwise take all necessary action in connection therewith and
16 herewith. The Chief Executive Officer of the DIA, as contract
17 administrator, is authorized to negotiate and execute all necessary
18 changes and amendments to the Agreement(s) and other contracts and
19 documents, to effectuate the purposes of this Ordinance, without
20 further Council action, provided such changes and amendments are
21 limited to amendments that are technical in nature (as described in
22 Section 2 hereof), and further provided that all such amendments
23 shall be subject to appropriate legal review and approval by the
24 General Counsel, or his or her designee, and all other appropriate
25 official action required by law.

26 **Section 7. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

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3 /S/ Rebecca Lavie

4 Office of General Counsel

5 Legislation Prepared By: Rebecca Lavie

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