

1 Introduced by the Council President at the request of the DIA:  
2  
3

4 **ORDINANCE 2022-372**

5 AN ORDINANCE ADOPTING THE DOWNTOWN INVESTMENT  
6 AUTHORITY ("DIA") UPDATED BUSINESS INVESTMENT  
7 AND DEVELOPMENT PLAN ("BID PLAN") PURSUANT TO  
8 SECTION 55.108(A)(7), *ORDINANCE CODE*, WHICH  
9 INCLUDES (1) AN UPDATE OF THE COMMUNITY  
10 REDEVELOPMENT AREA ("CRA") PLANS FOR DOWNTOWN  
11 CONSISTING OF THE SOUTHSIDE COMMUNITY  
12 REDEVELOPMENT AREA AND THE NORTHBANK DOWNTOWN  
13 COMMUNITY REDEVELOPMENT AREA, AND (2) AN UPDATE  
14 OF THE BUSINESS INVESTMENT STRATEGY; REQUIRING  
15 ALL DEVELOPMENT AND REDEVELOPMENT IN DOWNTOWN TO  
16 BE COMPATIBLE AND CONSISTENT WITH THE BID PLAN;  
17 AMENDING THE NORTHBANK TAX INCREMENT DISTRICT  
18 BUDGET FOR FISCAL YEAR 2021-22 TO TRANSFER  
19 \$1,900,000.00 FROM THE METROPOLITAN PARKING  
20 SOLUTIONS ("MPS") FINANCIAL OBLIGATION TO THE  
21 DOWNTOWN NORTHBANK CRA TRUST: (1) \$72,061.50 IN  
22 SUPERVISORY ALLOCATION TO AUTHORIZE AND FUND THE  
23 SALARY AND BENEFITS OF TWO FULL TIME EMPLOYEES  
24 WITHIN THE DOWNTOWN INVESTMENT AUTHORITY;  
25 \$72,938.50 TO NORTHBANK PLAN PROFESSIONAL  
26 SERVICES; (3) \$225,000.00 TO NORTHBANK ENHANCED  
27 MAINTENANCE; (4) \$500,000.00 TO PROVIDE FUNDING  
28 FOR THE NEW NORTHBANK COMMERCIAL REVITALIZATION  
29 PROGRAM; (5) \$200,000.00 TO PROVIDE FUNDING FOR  
30 THE NEW NORTHBANK SMALL SCALE RESIDENTIAL  
31 INCENTIVE; AND (6) \$830,000.00 TO PROVIDE

1 FUNDING FOR THE LAVILLA HERITAGE TRAIL AND  
2 GATEWAY ENTRANCES, AS INITIATED BY B.T. 22-074;  
3 PURPOSE; APPROVING AND AUTHORIZING AN INCREASE  
4 TO THE EMPLOYEE CAP FOR THE DOWNTOWN INVESTMENT  
5 AUTHORITY FROM EIGHT (8) TO TEN (10) IN ORDER TO  
6 ALLOW FOR THE ADDITION OF TWO (2) NEW POSITIONS  
7 WITHIN THE GENERAL FUND (FUND 00111) AND FUNDED  
8 THROUGH A SUPERVISION ALLOCATION FROM THE  
9 COMMUNITY REDEVELOPMENT AGENCIES FOR DOWNTOWN,  
10 AS INITIATED BY R.C. 22-118; AMENDING THE CITY'S  
11 PUBLIC INVESTMENT POLICY AUTHORIZED BY 2016-382-  
12 E, AS AMENDED, TO REMOVE AND REPLACE THE  
13 DOWNTOWN PROGRAMS INCENTIVES TO BE CONSISTENT  
14 WITH THE BID PLAN INCENTIVES AUTHORIZED HEREBY;  
15 AMENDING CHAPTER 55 (DOWNTOWN INVESTMENT  
16 AUTHORITY), PART 1 (DOWNTOWN INVESTMENT  
17 AUTHORITY), SECTION 55.108 (POWERS AND DUTIES),  
18 TO AUTHORIZE: (1) THE DIA BOARD TO APPROVE  
19 PUBLIC INVESTMENT POLICY INCENTIVES WITHOUT THE  
20 NEED FOR CITY COUNCIL APPROVAL; (2) THE DIA TO  
21 APPROVE RECAPTURED ENHANCED VALUE ("REV") GRANTS  
22 THROUGH THE 2046 TAX YEAR; AND (3) THE DIA BOARD  
23 TO NEGOTIATE, APPROVE AND ENTER INTO, ON BEHALF  
24 OF THE CITY, COST DISBURSEMENT AGREEMENTS FOR  
25 CITY CAPITAL PROJECTS THEN CURRENTLY IDENTIFIED  
26 IN THE CITY'S CAPITAL IMPROVEMENTS PLAN ("CIP  
27 PROJECTS"); AMENDING CHAPTER 55 (DOWNTOWN  
28 INVESTMENT AUTHORITY), PART 1 (DOWNTOWN  
29 INVESTMENT AUTHORITY), SECTION 55.114 (POWERS  
30 AND DUTIES), TO AUTHORIZE A FORM OF COSTS  
31 DISBURSEMENT AGREEMENT RELATING TO CIP PROJECTS;

1 AMENDING CHAPTER 122 (PUBLIC PROPERTY), PART 4  
2 (REAL PROPERTY), SUBPART C (COMMUNITY  
3 REDEVELOPMENT REAL PROPERTY DISPOSITIONS), TO  
4 AUTHORIZE THE DISPOSITION OF REAL PROPERTY  
5 HAVING AN APPRAISED VALUE OF LESS THAN \$250,000  
6 AT LESS THAN THE APPRAISED VALUE, UPON  
7 SATISFACTION OF CERTAIN CONDITIONS, AND TO  
8 AUTHORIZE THE DIA TO DISPOSE OF REAL PROPERTY  
9 HAVING AN APPRAISED VALUE OF UP TO \$1,000,000  
10 WITHOUT COUNCIL APPROVAL; PROVIDING FOR  
11 SEVERABILITY; PROVIDING FOR LIBERAL  
12 CONSTRUCTION; AUTHORIZING THE COUNCIL AUDITOR'S  
13 AND GENERAL COUNSEL'S OFFICE TO MAKE TECHNICAL  
14 AMENDMENTS TO BID PLAN; PROVIDING AN EFFECTIVE  
15 DATE.

16  
17 **WHEREAS**, the City is a consolidated municipality and county  
18 government for Duval County in the State of Florida, and has and may  
19 exercise the fullest extent of home rule powers conferred upon  
20 municipalities and chartered counties by Article VIII of the Florida  
21 Constitution and Chapters 125 and 166, Florida Statutes; and

22 **WHEREAS**, the legislature of Florida has adopted a number of  
23 statutes finding that community redevelopment serves a valid public  
24 purpose for which public assistance may be provided, and that it  
25 constitutes a public purpose to expend public funds for community  
26 redevelopment activities, including, but not limited to, developing  
27 or improving local infrastructure and making grants for the  
28 development of community redevelopment areas in attacking slum and  
29 blight found to be existing in the Downtown Community Redevelopment  
30 Area of the City; and

31 **WHEREAS**, the City created the Southside Community Redevelopment

1 Area ("Southside CRA") in 1980, the Northside West Community  
2 Redevelopment Area ("Northside West CRA") in 1981, and the Downtown  
3 East Community Redevelopment Area ("Downtown East CRA") in 1985; and

4 **WHEREAS**, pursuant to Ordinance 2000-1078-E, codified at Section  
5 500.114, *Ordinance Code*, the City consolidated the Northside West CRA  
6 and the Downtown East CRA into the "Northbank Downtown CRA" in order  
7 to provide a more flexible framework to achieve the City's similar  
8 objectives in both of those CRA's; and

9 **WHEREAS**, the Southside CRA and the Northbank Downtown CRA are  
10 collectively referred to herein as the "Downtown CRAs"; and

11 **WHEREAS**, the City Council determined in 2012 that an update and  
12 consolidation of the two separate community redevelopment plans  
13 existing for downtown Jacksonville was needed to guide development  
14 and redevelopment within the Jacksonville downtown area and initiated  
15 the process by forming the Downtown Investment Authority ("DIA"), as  
16 successor to the Downtown Development Authority and partly the  
17 Jacksonville Economic Development Commission, and establishing a  
18 Board of Directors for the DIA, which was granted the authority of  
19 Community Redevelopment Agency for the Downtown CRAs pursuant to  
20 Ordinance 2012-364-E; and

21 **WHEREAS**, pursuant to Ordinance 2014-560-E, the City adopted a  
22 Business Investment and Development Plan, comprised of a Business  
23 Investment Strategy, the Downtown Northbank CRA Plan, the Southside  
24 CRA Plan, and other exhibits thereto; and

25 **WHEREAS**, pursuant to Section 55.108(a)(7), the DIA Board is  
26 required to review the BID Plan every five years and the Board  
27 retained GAI Consultants ("Consultant") in order to: (1) update the  
28 community redevelopment plans for the Downtown CRAs (the "Community  
29 Redevelopment Plans"), including the incorporation of other planning  
30 initiatives completed after adoption of the initial BID Plan, the  
31 adoption of updated goals and strategic objectives, and the revision

1 and addition of CRA redevelopment projects, and (2) update the  
2 Business Investment Strategy that provides the market support for,  
3 and establishes criteria for incentive programs, consistent with the  
4 updated Community Redevelopment Plans (collectively, the "BID Plan");  
5 and

6 **WHEREAS**, the Consultant conducted a number of public surveys,  
7 focus groups, stakeholder interviews and workshops, and the Board and  
8 staff of the DIA and DDRB, supported by the Consultant, held a number  
9 of public meetings and public forums in order to solicit and obtain  
10 the views of the citizens of Jacksonville on the issues, opportunities  
11 and vision for the future of downtown and to ensure that public  
12 participation was a meaningful component of the BID Plan; and

13 **WHEREAS**, after public participation and subsequent review and  
14 refinement by the DIA Board and staff, the BID Plan in accordance  
15 with Section 55.108(a) (7) was developed by the DIA; and

16 **WHEREAS**, the DIA, as Community Redevelopment Agency for the  
17 Downtown CRAs, has complied with the requirements of Chapter 163,  
18 Part III, Florida Statutes, and Chapter 55, Part 3, Ordinance Code,  
19 and the BID Plan conforms to the 2030 Comprehensive Plan for the City  
20 of Jacksonville; and

21 **WHEREAS**, the BID Plan is sufficiently complete to indicate such  
22 land acquisition, demolition and removal of structures, redevelopment  
23 improvements, and rehabilitation as is proposed to be carried out in  
24 the Downtown CRAs; and

25 **WHEREAS**, the DIA (pursuant to Resolution 2022-02-08 made at its  
26 regular meeting on February 23, 2022, as set forth in the composite  
27 materials placed **On File** with the Legislative Services Division) has  
28 approved the BID Plan and requests that the Council of the City of  
29 Jacksonville, Florida approve this ordinance; and

30 **WHEREAS**, the DIA (pursuant to Resolution 2022-03-03 made at its  
31 regular meeting on March 16, 2022, as set forth in the composite

1 materials placed **On File** with the Legislative Services Division) has  
2 directed the CEO to pursue the addition of up to five new positions  
3 to DIA staff in order to efficiently and responsively fulfill the  
4 mission of DIA without unnecessary delays in implementation of  
5 projects and programs, utilizing up to \$500,000 of CRA resources; and

6 **WHEREAS**, the CEO has requested the addition of two positions in  
7 the current fiscal year utilizing a portion of the savings from the  
8 recently approved Metropolitan Park Solutions ("MPS") settlement  
9 agreement, previously approved by Ordinance 2022-138-E; and

10 **WHEREAS**, to provide greater efficiency to the development  
11 community, the DIA desires to amend Chapter 55 (Downtown Investment  
12 Authority) Part 1 (Downtown Investment Authority), Section 55.108  
13 (Powers and Duties), to authorize economic incentive packages for  
14 Downtown pursuant to the City's Public Investment Policy, as amended  
15 hereby, without further Council approval and provided funding  
16 therefore exists within the appropriate DIA Trust Fund, approved  
17 budget, or by separate Council appropriation, and to authorize REV  
18 Grants with a term extending through the 2046 tax year; and

19 **WHEREAS**, to better assist the DIA in the implementation of the  
20 BID Plan, the DIA desires to: amend Chapter 122 (Public Property),  
21 Part 4 (Real Property), Subpart C (Community Redevelopment Real  
22 Property Dispositions), in order to provide greater flexibility to  
23 the DIA and streamline the time frame for real property dispositions  
24 within the Downtown Community Redevelopment Area; now therefore

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

26 **Section 1. Approval and Adoption of update for the two**  
27 **Downtown Community Redevelopment Area Plans and the Business**  
28 **Investment Strategy (together referred to as the Business Investment**  
29 **and Development Plan "BID Plan").** The Downtown Community  
30 Redevelopment Plan Update and the Business Investment Plan  
31 (collectively, the "BID Plan"), a revised copy of which has been

1 placed **On File** with the Legislative Services Division, having been  
2 duly received and considered, is hereby approved and adopted as the  
3 plan governing all development and redevelopment within the  
4 Jacksonville Downtown area (as defined in Section 55.305, Ordinance  
5 Code). The Jacksonville downtown area ("Downtown"), which is  
6 currently coextensive with the Downtown Overlay Zone pursuant to  
7 Section 656.361.2, *Ordinance Code*, is comprised of the following  
8 districts: Brooklyn District, LaVilla District, Church (NorthCore)  
9 District, Central Civic Core District (City Center), Cathedral  
10 (Cathedral Hill) District, Sports and Entertainment District, Working  
11 Waterfront District, and Southbank District, all of which are  
12 described, shown and delineated in the BID Plan. The BID Plan is  
13 supported by a Jacksonville Downtown Market Feasibility Study, a copy  
14 of which is contained in the BID Plan.

15 **Section 2. All Development and Redevelopment in Downtown**  
16 **Redevelopment Area to be Compatible and Consistent with BID Plan.**

17 All development and redevelopment within the Downtown  
18 Redevelopment Area, including, but not limited to, all public works  
19 projects and streetscape, partnerships with the City that require  
20 funding and all projects requiring permits, shall be compatible and  
21 consistent with the BID Plan goals, policies, and strategies including  
22 the Downtown Zoning Overlay.

23 **Section 3. Appropriation.** For the 2021-2022 fiscal year,  
24 within the City's and Northbank CRA's budget, as applicable, there  
25 is hereby appropriated the indicated sum from the account listed in  
26 subsection (a) to the account listed in subsection (b):

27 (B.T. 22-074, attached hereto as **Exhibit 1** and incorporated herein  
28 by this reference):

29 (a) Appropriated from:

30 See B.T. 22-074 \$1,900,000.00

31 (b) Appropriated to:

1 See B.T. 22-074 \$1,900,000.00

2 (c) Explanation of Appropriation - The funding above is being  
3 appropriated to establish the Northbank Commercial  
4 Revitalization Program, the Northbank Small Scale  
5 Residential Grant incentive, the Northbank Parking  
6 Screening Grant incentive, provide funding for the LaVilla  
7 Heritage Trail and Gateways project, increase the Plan  
8 Professional Services budget and increase the Supervision  
9 Allocation as set forth in the updated BID Plan authorized  
10 by this ordinance, and to authorize an additional  
11 supervision allocation for two new full time DIA employees.

12 **Section 4. Purpose.** The purpose of the appropriation in  
13 Section 3 is to provide funding in the amount of \$500,000 to fund the  
14 new Northbank Commercial Revitalization Program, \$200,000 to  
15 establish the new Northbank Small-Scale Residential incentive  
16 program, \$225,000 to Northbank Enhanced Maintenance, provide \$830,000  
17 in funding for the LaVilla Heritage Trail and Gateways project,  
18 increase the Plan Professional Services budget by \$72,938,50, and  
19 increase the Supervision Allocation by \$72,061.50 as set forth in the  
20 updated BID Plan authorized by this ordinance, to authorize and fund  
21 salary and benefits of two full time employees, the first a DIA  
22 Parking Strategy Coordinator, and the second a DIA Strategic  
23 Initiatives Coordinator.

24 **Section 5. Approval and Authorization of Increase to**  
25 **Employee Cap in Fund 00111 and Authorization of Positions.** There is  
26 hereby approved an increase to the employee cap for the Downtown  
27 Investment Authority within the General Fund (Fund 00111) from eight  
28 (8) to ten (10) in order to allow for the addition of two (2) new  
29 positions, a DIA Strategic Initiatives Coordinator, and a DIA Parking  
30 Strategy Coordinator, as more fully described in R.C. 22-118, attached  
31 hereto as **Exhibit 2** and incorporated herein by this reference.

1 Pursuant to Ordinance 55.108(a)(1) the Chief Executive Officer  
2 ("CEO") of the DIA has been granted the authority to, subject to  
3 available funding, appoint, employ and/or remove such additional  
4 staff as is deemed necessary for the efficient and effective  
5 administration of the activities of the office. The DIA Board has  
6 directed the CEO to pursue the addition of up to five new positions  
7 to DIA staff in order to efficiently and responsively fulfill the  
8 mission of DIA without unnecessary delays in implementation of  
9 projects and programs, utilizing up to \$500,000 of CRA resources. The  
10 CEO has requested the addition of two positions in the current fiscal  
11 year utilizing a small portion of the savings from the recently  
12 approved Metropolitan Park Solutions ("MPS") settlement agreement,  
13 previously approved by Ordinance 2022-138-E. One position is  
14 necessary to responsibly manage the contracts, leases, and repairs  
15 associated with the MPS garages within the Northbank CRA, now under  
16 management of the DIA. The second position is necessary to implement  
17 currently funded programs approved in prior CRA budgets which have  
18 been delayed due to a lack of staff capacity. The appropriations  
19 necessary to fund these positions for the remainder of fiscal year  
20 2021-2022 are as set forth in B.T. 2022-074 attached to this  
21 ordinance.

22 **Section 6. Amending the City's Public Investment Policy.**

23 The City's Public Investment Policy originally authorized by 2016-  
24 382-E, as subsequently amended, is hereby revised to remove the  
25 Downtown Programs incentives and replace them with the Downtown  
26 Programs Incentives consistent with the BID Plan authorized hereby,  
27 consistent with the revised Public Investment Policy placed **On File**  
28 with the Legislative Services Division.

29 **Section 7. Amending Chapter 55 (Downtown Investment**  
30 **Authority), Part 1 (Downtown Investment Authority), Section 55.108**  
31 **(Powers and Duties), Ordinance Code.** Chapter 55 (Downtown Investment

1 Authority), Part 1 (Downtown Investment Authority), Section 55.108  
2 (Powers and Duties), *Ordinance Code*, is hereby amended to read as  
3 follows:

4 **CHAPTER 55. DOWNTOWN INVESTMENT AUTHORITY**

5 **PART 1. DOWNTOWN INVESTMENT AUTHORITY**

6 \* \* \*

7 **Sec. 55.108. Powers and Duties.**

8 (a) The Board shall have the following powers and duties, subject  
9 to appropriated funds, within Downtown:

10 \* \* \*

11 (8) Implement the BID Plan, and negotiate and grant final  
12 approval of downtown development and redevelopment agreements, grant  
13 agreements, license agreements, and lease agreements, including  
14 retail, commercial and ground lease agreements, subject to the  
15 Authority's budget without further action of Council, in furtherance  
16 of the BID Plan. The Board may approve Recapture Enhanced Value  
17 ("REV") Grants of up to seventy-five (75%) authorized in accordance  
18 with the BID Strategy criteria through the 2046 tax year, payable in  
19 2047, without Council approval, and the Mayor, or his designee, is  
20 authorized to enter into the applicable development or redevelopment  
21 agreements with the DIA and third party recipients for the purposes  
22 of acknowledging the City's payment obligations under a REV Grant the  
23 term of which extends beyond the expiration date of the applicable  
24 Trust Fund, as successor in interest to the DIA.

25 (9)a. Negotiate economic incentive packages for Downtown, just  
26 as OED does for areas outside of Downtown, and monitor compliance of  
27 the same pursuant to the City's approved Public Investment Policy,  
28 as may be amended from time to time, regarding Programs 1 through 27  
29 contained in the BID Strategy document, with the assistance of the  
30 Economic Development Officer, without Council approval, unless  
31 otherwise required in the BID Strategy, and provided sufficient funds

1 exist within the appropriate Trust Fund, the DIA's approved budget,  
2 or by separate Council appropriation.~~and subject to the approval of~~  
3 ~~Council.~~ The updated Public Investment Policy dated June 28, 2016 was  
4 made operational by ~~the 2006 JEDC Public Investment Policy Manual~~  
5 Ordinance 2016-382-E, and as amended from time to time is hereby  
6 incorporated into the BID Plan by reference.

7 \* \* \*

8 (14) Approve and execute all contracts and other documents,  
9 adopt all proceedings, and perform all acts determined by the Board  
10 to be necessary or desirable to carry out the purposes of this  
11 Chapter, unless expressly subject to the approval, ~~where applicable,~~  
12 of the City Council. The Board may authorize the CEO to execute  
13 contracts and other documents on behalf of the Board. The DIA shall  
14 forward executed final copies of all agreements and exhibits  
15 electronically to the Office of General Counsel for additional  
16 retention.

17 \* \* \*

18 **Section 8. Amending Chapter 55 (Downtown Investment**  
19 **Authority), Part 1 (Downtown Investment Authority), Section 55.114**  
20 **(Form Agreements; Redevelopment Agreements), Ordinance Code.** Chapter  
21 55 (Downtown Investment Authority), Part 1 (Downtown Investment  
22 Authority), Section 55.114 (Form Agreements; Redevelopment  
23 Agreements), *Ordinance Code*, is hereby amended to read as follows:

24 **CHAPTER 55. DOWNTOWN INVESTMENT AUTHORITY**

25 **PART 1. DOWNTOWN INVESTMENT AUTHORITY**

26 \* \* \*

27 **Sec. 55.114. Form Agreements; Redevelopment Agreements.**

28 (a) The Authority may execute the form agreements approved via  
29 Ordinance 2014-560-E with any person or public bodies in accordance  
30 with this Part without further Council approval. The Authority may  
31 also execute redevelopment agreements, grant agreements, incentive

1 agreements, and use rights such as easements, leases, and licenses,  
2 all containing terms approved by the Board, which agreements shall  
3 contain the following provisions:

4 (1~~a~~) Public funds shall be kept by the person or public body  
5 in a separate bank account for DIA and/or City monitoring purposes;

6 (2~~b~~) The DIA and/or City shall have the right to access and  
7 review all documents and expenditures of a person or public body  
8 regarding the agreement;

9 (3~~e~~) Adequate financial records shall be provided to the DIA  
10 and/or City by the person or public body;

11 (4~~d~~) With respect to any construction projects, a draw  
12 schedule shall be used that ties the funding to the progress of the  
13 construction;

14 (5~~e~~) With respect to construction projects, the person or  
15 public body shall provide the City with monthly construction reports;

16 (6~~f~~) Indemnity provision in favor of the DIA and the City,  
17 subject to the approval of the Office of General Counsel and City  
18 Risk Management Division; and

19 (7~~g~~) Such insurance provisions as approved by the City Risk  
20 Management Division.

21 All such agreements shall be prepared, reviewed and approved by the  
22 Office of General Counsel as to both form and legality, prior to  
23 execution by any party.

24 (b) The Authority, or it's designee, may execute cost  
25 disbursement agreements on behalf of the City substantially in the  
26 form placed **On File** with the Legislative Services Division, with such  
27 changes as approved by the CEO, the Department of Public Works, and  
28 the Office of General Counsel, for Capital Improvement Projects then  
29 currently identified in the City's Capital Improvement Plan ("CIP")  
30 and provided: (i) such agreements shall be subject to a lawful  
31 appropriation of funds to the applicable Capital Improvement Project

1 and no additional funds are required; (ii) the applicable developer  
2 shall be obligated to cover all cost overruns for the applicable  
3 project; and (iii) the Capital Improvement Project will be funded no  
4 earlier than the year as set forth in the CIP.

5           **Section 9.           Amending Chapter 122 (Public Property), Part 4**  
6 **(Real Property), Ordinance Code.** Chapter 122 (Public Property), Part  
7 4 (Real Property), Section 122.434 (Procedure for disposition of  
8 Community Development Property, *Ordinance Code*, is hereby amended to  
9 read as follows:

10                           **CHAPTER 122.   PUBLIC PROPERTY**

11   \* \* \*

12   **PART 4.       REAL PROPERTY**

13   \* \* \*

14           **SUBPART C.       COMMUNITY REDEVELOPMENT REAL PROPERTY**  
15   **DISPOSITIONS**

16           **Sec. 122.434.   Procedure for disposition of Community**  
17   **Development Property.**

18   \* \* \*

19           (d) A notification of intention to accept a proposal for  
20 redevelopment or rehabilitation must be filed with the City Council  
21 of the City of Jacksonville not less than 30 days prior to any such  
22 acceptance, in accordance with Florida Statutes Section 163.380.  
23 Thereafter, the DIA, acting as the community redevelopment agency,  
24 and the Mayor, may execute such contracts, and the Mayor may execute  
25 and deliver deeds, leases, and other instruments and take all steps  
26 necessary to effectuate such contracts; provided however, that where  
27 the sales price of the property to be disposed equals or exceeds the  
28 appraised value of the property and is greater than \$1,000,000~~25,000~~,  
29 then the Council approval of shall approve the sales contract must  
30 be obtained by ordinance prior to execution of the documents by the  
31 Mayor and DIA.

1       (e) Consistent with the notice and execution requirements set  
2 forth in subsection (d) above, the DIA is authorized to dispose of  
3 property for a sales price less than the appraised value, provided:

4           (1) the appraised value of the property does not exceed  
5 \$250,000;

6           (2) the return on investment to the City is greater than  
7 or equal to 1, as verified by the Council Auditors Office; and

8           (3) the "fair value" of the property pursuant to Section  
9 163.380(2) is equal to or greater than the sales price.

10       (f) For property having an assessed value of \$25,000 or less,  
11 the DIA and Mayor, consistent with this subsection, may convey such  
12 properties irrespective of fair market value.

13       (g)The purchasers or lessees and their successors and assigns  
14 shall be obligated to devote the use of such real property only to  
15 the uses specified in the community redevelopment plan and may be  
16 obligated to comply with such other requirements as the City or the  
17 DIA may determine to be in the public interest, including the  
18 obligation to begin any improvements on such real property required  
19 by the community redevelopment plan within a reasonable time.

20       (h)The disposal of property in a community redevelopment area  
21 which is acquired by eminent domain is subject to the limitations set  
22 forth in Florida Statute Section 73.013.

23       (i)The DIA may provide in any instrument of conveyance to a  
24 private purchaser or lessee that such purchaser or lessee is without  
25 power to sell, lease, or otherwise transfer the real property without  
26 the prior written consent of the DIA until the purchaser or lessee  
27 has completed the construction of any or all improvements which it  
28 has obligated itself to construct thereon.

29       (j)Real property acquired by the City and the DIA is to be  
30 transferred as rapidly as feasible in the public interest, consistent  
31 with the provisions of the community redevelopment plan.

1           (~~k~~)Any contract for such transfer and the community  
2 redevelopment plan, or such part or parts of such contract or plan  
3 as the DIA may determine, may be recorded in the land records of the  
4 clerk of the circuit court in such manner as to afford actual or  
5 constructive notice thereof.

6           (~~l~~)Subject to the provisions of duly enacted ordinances or  
7 otherwise directed by Council, all proceeds from the sale or  
8 disposition of public property designated in the Business Investment  
9 and Development Plan set forth in Section 55.306(d) pursuant to this  
10 subpart that occur within Downtown, less all costs associated with  
11 such sale or disposition, shall be deposited in the Redevelopment  
12 Special Revenue Fund of the Downtown Investment Authority, as created  
13 in Section 111.640, Ordinance Code, and shall be expended specifically  
14 for the purposes as set forth in such Section.

15           **Section 10. Severability.** If any section, clause,  
16 sentence, or provision of this act or the application of such section,  
17 clause, sentence, or provision to any person or bodies or under any  
18 circumstances shall be held to be inoperative, invalid, or  
19 unconstitutional, the invalidity of such section, clause, sentence,  
20 or provision shall not be deemed, held, or taken to affect the  
21 validity or constitutionality of any of the remaining parts of this  
22 act, or the application of any of the provisions of this act to  
23 persons, bodies, or in circumstances other than those as to which it  
24 or any part thereof shall have been inoperative, invalid, or  
25 unconstitutional, and it is intended that this act shall be construed  
26 and applied as if any section, clause, sentence, or provision held  
27 inoperative, invalid, or unconstitutional had not been included in  
28 this act.

29           **Section 11. Providing for liberal construction.** The  
30 provisions of this ordinance shall be liberally construed to affect

