

Introduced by Council Members Carrico and J. Carlucci:

**ORDINANCE 2025-395**

AN ORDINANCE AMENDING SECTION 3.106 (METHOD OF INTRODUCTION OF CERTAIN LEGISLATION), CHAPTER 3 (LEGISLATION; LEGISLATIVE RECORDS), *ORDINANCE CODE*, TO ALLOW THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") TO REQUEST INTRODUCTION OF PROPOSED LEGISLATION FROM THE COUNCIL PRESIDENT; AMENDING SECTIONS 55.106 (DEFINITIONS) AND 55.108 (POWERS AND DUTIES), PART 1 (DOWNTOWN INVESTMENT AUTHORITY), CHAPTER 55 (DOWNTOWN INVESTMENT AUTHORITY), *ORDINANCE CODE*, TO REQUIRE CITY COUNCIL CONFIRMATION OF THE DIA CHIEF EXECUTIVE OFFICER ("CEO") AND ALLOW FOR REMOVAL OF THE CEO BY THE DIA BOARD OR THE CITY COUNCIL, REDUCE THE THRESHOLD OF CERTAIN INCENTIVE PACKAGES THAT REQUIRE CITY COUNCIL APPROVAL AND EXCLUDE RECAPTURE ENHANCED VALUE GRANTS ("REV GRANTS") FROM THIS PROVISION, EXTEND THE FINAL YEAR OF ELIGIBILITY FOR REV GRANTS TO TAX YEAR 2050, AND REQUIRE DIA TO SUBMIT A FIVE-YEAR CAPITAL IMPROVEMENT PLAN TO THE CITY COUNCIL WHEN SUBMITTING ITS ANNUAL PROPOSED BUDGET; PROVIDING FOR CODIFICATION INSTRUCTIONS; REQUESTING ONE-CYCLE EMERGENCY PASSAGE; PROVIDING AN EFFECTIVE DATE.

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

**Section 1. Amending Section 3.106 (Method of introduction**

1 of certain legislation), Chapter 3 (Legislation; Legislative  
2 Records), Ordinance Code. Section 3.106 (Method of introduction of  
3 certain legislation), Chapter 3 (Legislation; Legislative Records),  
4 Ordinance Code, is hereby amended to read as follows:

5 **Chapter 3 - LEGISLATION; LEGISLATIVE RECORDS**

6 \* \* \*

7 **Sec. 3.106. - Method of introduction of certain legislation.**

8 Ordinances or resolutions proposed by a City agency governed by  
9 an appointed board or commission, by the Downtown Investment Authority  
10 ("DIA"), or by an independent agency may be introduced into the  
11 Council by the Council President at the request of the proposer, but  
12 without any connotation that the Council President is sponsoring the  
13 legislation. An ordinance or resolution shall be proposed by a City  
14 agency which is collegial in composition, or by the DIA or an  
15 independent agency only by a majority of the members of the DIA board  
16 or agency, respectively, and shall be introduced only if accompanied  
17 by a certified copy of (a) a resolution of the governing body or (b)  
18 an extract of the minutes of a meeting of the governing body, in  
19 either case evidencing the request, the certified copy to accompany  
20 the original proposed ordinance or resolution when filed with the  
21 Council Secretary. The Council President shall acknowledge receipt  
22 of a proposed ordinance or resolution to the proposer.

23 \* \* \*

24 **Section 2. Amending Sections 55.106 (Definitions) and**  
25 **55.108 (Powers and Duties), Part 1 (Downtown Investment Authority),**  
26 **Chapter 55 (Downtown Investment Authority), Ordinance Code.** Sections  
27 55.106 (Definitions) and 55.108 (Powers and Duties), Part 1 (Downtown  
28 Investment Authority), Chapter 55 (Downtown Investment Authority),  
29 Ordinance Code, are hereby amended to read as follows:

30 **Chapter 55 - DOWNTOWN INVESTMENT AUTHORITY**

31 **PART 1. - DOWNTOWN INVESTMENT AUTHORITY**

\* \* \*

Sec. 55.106. - Definitions.

The following terms shall have the meaning ascribed to them in this Chapter unless the context shall clearly require otherwise:

\* \* \*

(e) *CEO* means the Chief executive officer of the Authority ~~selected~~  
appointed by the Board and confirmed by the City Council, as  
herein provided.

\* \* \*

**Sec. 55.108. - Powers and Duties.**

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

(1) Appoint a Chief Executive Officer ("CEO"), subject to confirmation by the City Council, prescribe his or her duties, and fix his or her compensation which shall be paid from funds available to the Authority in the same manner as City employees are paid. The CEO may be removed either by a majority vote of the full Board or a majority vote of the full City Council. Qualifications of the CEO position shall include a minimum of five years of progressively responsible experience in downtown redevelopment or similar capacity, at least four years of which should be in supervisory or consulting roles, or an equivalent combination of training and experience. The candidate must be in possession of a bachelor's degree or higher from an accredited college or university, in a related field such as city planning, real estate, finance, architecture, urban design, or public administration, with a strong preference for a master's degree in a related discipline, all as described in further detail in the DIA CEO Qualifications and Criteria Schedule attached as Revised Exhibit 1 to

1 Ordinance 2012-680-E. Such CEO shall have the authority  
2 to, subject to available funding, appoint, employ and/or  
3 remove such additional staff as is deemed necessary for  
4 the efficient and effective administration of the  
5 activities of the office. All employment matters shall be  
6 handled in accordance with City Human Resource policies  
7 and requirements, and with assistance from the City's  
8 Employee Services Department.

9 \* \* \*

- 10 (8) b. When acting in their capacity as the community  
11 redevelopment agency, the Board may approve Recapture  
12 Enhanced Value ("REV") Grants of up to 75 percent  
13 authorized in accordance with the BID strategy criteria  
14 with the 2050~~2045~~ tax year as the final year of  
15 eligibility, payable in 2051~~2046~~, without Council  
16 approval. The Mayor or his or her designee, is authorized  
17 to enter into the applicable development or redevelopment  
18 agreements with the DIA and third-party recipients for the  
19 purposes of acknowledging the City's payment obligations  
20 under a REV Grant when the term of which extends beyond  
21 the expiration date of the applicable trust fund, as  
22 successor in interest to the DIA.

23 \* \* \*

- 24 (9) d. Council approval shall be required when the total  
25 incentives for a project approved by the Authority,  
26 excluding any Recapture Enhanced Value Grant(s), exceed  
27 \$10,000,000~~\$18,000,000~~ in the aggregate.

28 \* \* \*

- 29 (27) Annually prepare and submit to the City Council a Five-  
30 Year Capital Improvement Plan with its proposed budget, to  
31 assist the Council in its review of the budget.

1           **Section 3.           Codification Instructions.** The Codifier and the  
2 Office of General Counsel are authorized to make all chapter and  
3 division "tables of contents" consistent with the changes set forth  
4 herein. Such editorial changes and any others necessary to make the  
5 Ordinance Code consistent with the intent of this legislation are  
6 approved and directed herein, and changes to the Ordinance Code shall  
7 be made forthwith and when inconsistencies are discovered.

8           **Section 4.           Requesting One-Cycle Emergency Passage Upon**  
9 **Introduction Pursuant to Council Rule 4.901 Emergency.** A one-cycle  
10 emergency passage of this legislation is requested. The nature of the  
11 emergency is that the Special Committee on the Future of Downtown has  
12 already reviewed, debated and considered the changes to the DIA  
13 contained in this legislation and they desire to have these changes  
14 go into effect before the end of the Council year on June 30, 2025.

15           **Section 5.           Effective Date.** This Ordinance shall become  
16 effective upon signature by the Mayor or upon becoming effective  
17 without the Mayor's signature.

18  
19 Form Approved:

20  
21           \_\_\_\_\_/s/ Carla A. Lopera

22 Office of General Counsel

23 Legislation Prepared By: Carla A. Lopera

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