

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Transportation, Energy, Utilities Committee:

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5 **ORDINANCE 2020-110-E**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 DIRECTOR OF THE PLANNING AND DEVELOPMENT
8 DEPARTMENT TO EXECUTE AND DELIVER, FOR AND ON
9 BEHALF OF THE CITY, THE MOBILITY FEE CREDIT
10 CONTRACT BETWEEN THE DOWNTOWN INVESTMENT
11 AUTHORITY, NOW FUNCTIONING AS THE MASTER
12 DEVELOPER FOR THE CONSOLIDATED DOWNTOWN
13 DEVELOPMENT OF REGIONAL IMPACT (THE
14 "DEVELOPER") AND THE CITY OF JACKSONVILLE;
15 PROVIDING FOR OVERSIGHT BY THE DEPARTMENT OF
16 PLANNING AND DEVELOPMENT; PROVIDING AN
17 EFFECTIVE DATE.

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

20 **Section 1. Approval and authorization.** There is hereby
21 approved, and the Director of the Planning and Development
22 Department is hereby authorized to execute and deliver, for and on
23 behalf of the City, the Mobility Fee Credit Contract between the
24 Downtown Investment Authority, now functioning as the Master
25 Developer for the Consolidated Downtown Development of Regional
26 Impact (the "Developer") and the City of Jacksonville, a copy of
27 which is attached hereto as **Revised Exhibit 1**, labeled as "Revised
28 Exhibit 1, Rev Contract, March 2, 2020 - TEU" and incorporated
29 herein by this reference (the "Contract").

30 **Section 2. Purpose.** The purposes of the Contract are to

1 identify the mitigated development rights remaining in Phase I of
2 the Consolidated Downtown Development of Regional Impact as of the
3 effective date of the Contract, and to memorialize the fee credits
4 available for distribution by the Developer for future development
5 within the Central Business District development area. The
6 Developer, in coordination with the Planning and Development
7 Department, has identified \$32,834,388.39 in mobility fee credits
8 within Downtown, including both the north and south banks. This
9 amount represents the value of the available Phase I development
10 rights of the existing DRI, which is further based on the capacity
11 of transportation infrastructure to accommodate additional
12 development. The mobility fee credits will be used by the Developer
13 as an incentive tool in a substantively similar way as the current
14 distribution of Phase I development rights system, with the
15 additional benefit being that there are no pre-determined
16 limitations on the quantity of uses, a shortcoming of the current
17 DRI.

18 **Section 3. Oversight.** The Department of Planning and
19 Development shall oversee the project described herein.

20 **Section 4. Effective Date.** This ordinance shall become
21 effective upon signature by the Mayor or upon becoming effective
22 without the Mayor's signature.

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24 Form Approved:

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26 /s/ Paige Hobbs Johnston

27 Office of General Counsel

28 Legislation prepared by: James R. McCain, Jr.

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