

Introduced by Council Member Salem:

RESOLUTION 2025-291

A RESOLUTION DIRECTING CITY ADMINISTRATION AND THE DOWNTOWN INVESTMENT AUTHORITY TO IMMEDIATELY PURSUE ACQUISITION OF THE 2.85± ACRE PARCEL OF REAL PROPERTY LOCATED AT 801 W. BAY STREET, JACKSONVILLE, FLORIDA 32204 (R.E. NO. 074487-0010) IN COUNCIL DISTRICT 7 (THE "PROPERTY") FROM 801 BAY ST LLC, A GATEWAY COMPANIES LLC RELATED ENTITY BY DIRECT PURCHASE AS AUTHORIZED BY ORDINANCE 2025-135-E AND TO CEASE EFFORTS TO PURSUE ACQUISITION OF SAID PROPERTY VIA A "LAND SWAP" OR OTHER MEANS; REQUESTING ONE CYCLE EMERGENCY PASSAGE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville and the Downtown Investment Authority ("DIA") have made significant efforts over the past decade to attract and encourage meaningful and substantial development and redevelopment in Downtown Jacksonville; and

WHEREAS, the City has negotiated with the University of Florida ("UF") to make a substantial investment in Jacksonville through the creation of a multi-building campus for graduate studies in the City's LaVilla District; and

WHEREAS, the creation of this new campus by a top-tier university will attract students from around the world and will help to solidify Jacksonville's position as a preeminent location for higher education, research and development, workforce development and business in the state of Florida; and

1 **WHEREAS,** the development of a University of Florida campus in
2 Downtown Jacksonville is dependent on the City's acquisition of a
3 2.85± acre parcel of real property located at 801 W. Bay Street,
4 Jacksonville, Florida 32204 (R.E. No. 074487-0010) in Council
5 District 7 (the "Property"), which will serve as an essential
6 component of the proposed UF campus and will be the site of initial
7 classes and programs slated to begin in August 2025; and

8 **WHEREAS,** the City has identified two methods by which it may
9 acquire the Property: (i) direct purchase from 801 Bay St LLC, a
10 Gateway Companies LLC related entity ("Gateway"), or (ii) by making
11 certain parcels located in Downtown Jacksonville and owned by the
12 City available as part of a "land swap" whereby the City would acquire
13 the Property from Gateway in exchange for a 1.0± acres of real
14 property within the northeast corner of Riverfront Plaza (R.E. Nos.
15 074457-1100 and 074445-0700) ("Riverfront Plaza Parcel") with an
16 option for Gateway to also acquire an additional 1.7± acres of
17 City-owned real property in the East Landing area (R.E. Nos.
18 074445-0000 and 074444-9000 (portions)), subject to certain
19 conditions; and

20 **WHEREAS,** upon acquisition of the Property by the City, it is
21 intended that the parcel will be conveyed to UF, subject to certain
22 conditions, for development of the proposed graduate campus pursuant
23 to a Redevelopment Agreement to be negotiated between the City/DIA
24 and UF and approved by the City Council; and

25 **WHEREAS,** on March 25, 2025, the City Council approved Ordinance
26 2025-135-E appropriating \$8,000,000 for the purpose of making funds
27 readily available for the City's acquisition of the Property from
28 Gateway at a negotiated purchase price to be agreed upon between the
29 City and Gateway; and

30 **WHEREAS,** to ensure the Property can be timely conveyed to UF
31 so that initial administrative, academic and research programs can

1 be established and housed on the Property, it is the City Council's
2 express desire that the City Administration pursue the option for a
3 direct purchase of said Property from Gateway rather than through a
4 land swap as described above; now therefore

5 **BE IT RESOLVED** by the Council of the City of Jacksonville:

6 **Section 1. Directive to City Administration and the DIA.**

7 The City Council hereby directs City Administration and the Downtown
8 Investment Authority to immediately begin negotiations with Gateway
9 for a direct purchase of the Property as authorized by Ordinance
10 2025-135-E using the two City-obtained appraisals of the Property to
11 identify an appropriate purchase price. The Council further directs
12 the City/DIA to abandon its efforts to pursue the acquisition of the
13 Property via a land swap as described herein.

14 **Section 2. Requesting One Cycle Emergency Passage Pursuant**
15 **to Council Rule 4.901 Emergency.** One cycle emergency passage of this
16 legislation is requested. The nature of the emergency is to provide
17 as much notice as possible of the Council's express intent with
18 regards to the acquisition of the Property with the expectation that
19 City Administration and the DIA will immediately proceed on this
20 course of action to avoid any delay that would compromise the
21 University of Florida's ability to begin offering classes and
22 programming at the Property.

23 **Section 3. Effective Date.** This Resolution shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

26 Form Approved:

27
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Mary E. Staffopoulos

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