

1 Introduced by Council Member Carrico and Co-Sponsored by Council  
2 Members Arias, J. Carlucci, Salem and Pittman and amended on the  
3 Floor of Council:  
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6 **ORDINANCE 2026-419-E**

7 AN ORDINANCE EXPRESSING THE CITY COUNCIL'S  
8 SUPPORT FOR THE ESTABLISHMENT OF A CULINARY  
9 INSTITUTE OF AMERICA SOUTHEAST CAMPUS IN  
10 DOWNTOWN JACKSONVILLE TO INCLUDE DEVELOPMENT OF  
11 AN APPROXIMATELY 50,000 SQUARE FOOT FACILITY TO  
12 SUPPORT RELATED WORKFORCE DEVELOPMENT,  
13 EDUCATIONAL, AND ECONOMIC DEVELOPMENT  
14 ACTIVITIES (THE "PROJECT"); AUTHORIZING  
15 NEGOTIATION OF A FINAL TERM SHEET AND ECONOMIC  
16 DEVELOPMENT INCENTIVE PACKAGE OF UP TO  
17 \$35,000,000 TO SUPPORT CAPITAL IMPROVEMENTS AND  
18 WORKFORCE DEVELOPMENT ACTIVITIES FOR THE  
19 PROJECT, SUBJECT TO CITY COUNCIL APPROVAL OF AN  
20 ECONOMIC DEVELOPMENT OR SIMILAR AGREEMENT AND  
21 THE LAWFUL APPROPRIATION OF FUNDS FOR THE  
22 PROJECT; REQUESTING ONE CYCLE EMERGENCY PASSAGE;  
23 PROVIDING FOR AN EFFECTIVE DATE.  
24

25 **WHEREAS,** the Culinary Institute of America ("CIA") is  
26 internationally recognized as a premier institution of culinary,  
27 hospitality, food, beverage, and workforce development education; and

28 **WHEREAS,** the CIA was founded in 1946 to train soldiers returning  
29 from World War II in the culinary arts, and that tradition of service  
30 has carried through the decades; and

31 **WHEREAS,** from its campus in San Antonio, another city with

1 multiple military bases, the CIA has helped to train and upskill  
2 thousands of veterans entering the hospitality workforce in the  
3 surrounding communities; and

4 **WHEREAS,** the Jacksonville City Council recognizes the  
5 significant economic, workforce, educational, tourism, and community  
6 impact associated with the establishment of a CIA Southeast Campus  
7 within Jacksonville; and

8 **WHEREAS,** the proposed project contemplates development of an  
9 approximately 50,000 square foot campus facility within downtown  
10 Jacksonville, to provide academic programming, workforce development  
11 initiatives, conference and event space, and related culinary and  
12 hospitality activities (the "Project"); and

13 **WHEREAS,** the City Council recognizes that successful advancement  
14 of the Project requires a collaborative public-private-philanthropic  
15 partnership structure designed to support long-term sustainability  
16 and institutional success; and

17 **WHEREAS,** the City Council further recognizes that advancement  
18 of this Project is contingent upon the City and CIA coming to a mutual  
19 agreement on several foundational conditions, as preliminarily  
20 detailed in the attached **Revised Exhibit 1**, labeled as "Revised  
21 Exhibit 1, Rev Term Sheet, May 26, 2026 - Floor"; and

22 **WHEREAS,** the City Council supports continued exploration of  
23 public-private partnerships and strategic collaborations designed to  
24 advance workforce development, economic opportunity, downtown  
25 activation, innovation, and hospitality-related industry growth  
26 within the City; and

27 **WHEREAS,** due to the extraordinarily positive impact that a CIA  
28 campus and programs will bring to Jacksonville's economy, culture and  
29 status, the City's Tourist Development Council has committed to  
30 support the CIA campus development by identifying opportunities in  
31 the City's budget not-to-exceed \$999,000 that can be covered by

1 tourist development funds as allowed in accordance with Florida  
2 Statutes; and

3 **WHEREAS**, the City Council hereby expresses its strong support  
4 of the CIA Project overall and expresses its strong desire for  
5 downtown Jacksonville, Florida to be selected as the location of the  
6 Culinary Institute of America's Southeast Campus; now, therefore,

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

8 **Section 1. Expressing the City Council's Support for the**  
9 **Project.** The City Council hereby expresses its support for the Project  
10 and establishment of a Culinary Institute of America Southeast Campus  
11 within downtown Jacksonville.

12 **Section 2. Authorizing Negotiation of a Final Term Sheet**  
13 **and Economic Development Incentive Package for the Project Subject**  
14 **to Conditions.** The City Council supports development of the Project,  
15 to include an approximately 50,000 square foot facility to house the  
16 Culinary Institute of America's Southeast Campus in downtown  
17 Jacksonville and hereby authorizes the negotiation and development  
18 of a final term sheet and economic development incentive package for  
19 the Project. This authorization is contingent upon the successful  
20 negotiation by the City and approval by the City Council of an  
21 economic development or similar agreement providing the terms of any  
22 City incentives or funding for capital improvements and workforce  
23 development activities that will comprise the Project. The provision  
24 of City funds for the Project is contingent upon the City Council's  
25 appropriation of funding for the Project, up to an amount not-to-  
26 exceed \$35,000,000, the preliminary terms of such funding being  
27 detailed in the Term Sheet attached hereto as **Revised Exhibit 1**.

28 Nothing in this Ordinance shall constitute the City Council's  
29 approval of any binding economic development agreement, land  
30 disposition agreement, operating subsidy, funding appropriation, or  
31 any other legally binding financial obligation or related terms for

1 development of the Project by the City of Jacksonville, all of which  
2 shall remain subject to future review and approval by the City Council  
3 as required by law.

4       **Section 3. Requesting One Cycle Emergency Passage Pursuant to**  
5 **Council Rule 4.901 Emergency.** One cycle emergency passage of this  
6 legislation is requested. The nature of the emergency is that the  
7 CIA Board of Directors will meet in June to consider potential  
8 locations for its Southeast Campus. The City Council desires to  
9 express its support for the Project and for it to be located in  
10 downtown Jacksonville in advance of said meeting.

11       **Section 4. Effective Date.** This Ordinance shall become  
12 effective upon signature by the Mayor or upon becoming effective  
13 without the Mayor's signature.

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15 Form Approved:

16  
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Jason Teal

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