

1 Introduced by Council Member Carrico:
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4 **ORDINANCE 2026-419**

5 AN ORDINANCE EXPRESSING THE CITY COUNCIL'S
6 SUPPORT FOR THE ESTABLISHMENT OF A CULINARY
7 INSTITUTE OF AMERICA SOUTHEAST CAMPUS IN
8 DOWNTOWN JACKSONVILLE TO INCLUDE DEVELOPMENT OF
9 AN APPROXIMATELY 50,000 SQUARE FOOT FACILITY TO
10 SUPPORT RELATED WORKFORCE DEVELOPMENT,
11 EDUCATIONAL, AND ECONOMIC DEVELOPMENT
12 ACTIVITIES (THE "PROJECT"); AUTHORIZING
13 NEGOTIATION OF A FINAL TERM SHEET AND ECONOMIC
14 DEVELOPMENT INCENTIVE PACKAGE OF UP TO
15 \$35,000,000 TO SUPPORT CAPITAL IMPROVEMENTS AND
16 WORKFORCE DEVELOPMENT ACTIVITIES FOR THE
17 PROJECT, SUBJECT TO CITY COUNCIL APPROVAL OF AN
18 ECONOMIC DEVELOPMENT OR SIMILAR AGREEMENT AND
19 THE LAWFUL APPROPRIATION OF FUNDS FOR THE
20 PROJECT; REQUESTING ONE CYCLE EMERGENCY PASSAGE;
21 PROVIDING FOR AN EFFECTIVE DATE.
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23 **WHEREAS,** the Culinary Institute of America ("CIA") is
24 internationally recognized as a premier institution of culinary,
25 hospitality, food, beverage, and workforce development education; and

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

29 **WHEREAS,** from its campus in San Antonio, another city with
30 multiple military bases, the CIA has helped to train and upskill
31 thousands of veterans entering the hospitality workforce in the

1 surrounding communities; and

2 **WHEREAS,** the Jacksonville City Council recognizes the
3 significant economic, workforce, educational, tourism, and community
4 impact associated with the establishment of a CIA southeast campus
5 within Jacksonville; and

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

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

15 **WHEREAS,** the City Council further recognizes that advancement
16 of this Project is contingent upon the City and CIA coming to a mutual
17 agreement on several foundational conditions, as preliminarily
18 detailed in the attached **Exhibit 1**; and

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

24 **WHEREAS,** due to the extraordinarily positive impact that a CIA
25 campus and programs will bring to Jacksonville's economy, culture and
26 status, the City's Tourist Development Council has already pledged
27 \$1,000,000 to support the CIA campus development; and

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

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

2 **Section 1. Expressing the City Council's Support for the**
3 **Project.** The City Council hereby expresses its support for the Project
4 and establishment of a Culinary Institute of America southeast Campus
5 within downtown Jacksonville.

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

22 Nothing in this Ordinance shall constitute the City Council's
23 approval of any binding economic development agreement, land
24 disposition agreement, operating subsidy, funding appropriation, or
25 any other legally binding financial obligation or related terms for
26 development of the Project by the City of Jacksonville, all of which
27 shall remain subject to future review and approval by the City Council
28 as required by law.

29 **Section 4. Requesting One Cycle Emergency Passage Pursuant to**
30 **Council Rule 4.901 Emergency.** One cycle emergency passage of this
31 legislation is requested. The nature of the emergency is that the

1 CIA Board of Directors will meet in June to consider potential
2 locations for its southeast campus. The City Council desires to
3 express its support for the Project and for it to be located in
4 downtown Jacksonville in advance of said meeting.

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

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9 Form Approved:

10
11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Jason Teal

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