

1 Introduced by Council Member Howland and amended by the Finance
2 Committee:

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5 **ORDINANCE 2026-418-E**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
8 SECRETARY, TO EXECUTE AND DELIVER, FOR AND ON
9 BEHALF OF THE CITY, AN AMENDED AND RESTATED
10 RESTRICTIVE COVENANTS AND PARKING RIGHTS
11 AGREEMENT ("AMENDED PARKING AGREEMENT") BETWEEN
12 BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC.
13 ("BCBS") AND THE CITY OF JACKSONVILLE ("CITY"),
14 TO, IN PART, REMOVE THE NIGHTTIME AND WEEKEND
15 PARKING RIGHTS OF THE GENERAL PUBLIC AND INSTEAD
16 PROVIDE 24/7 PARKING AVAILABILITY TO THE
17 JACKSONVILLE SHERIFF'S OFFICE FOR ITS USE IN
18 CONNECTION WITH THE CITY'S LEASE WITH BCBS FOR
19 JSO'S HEADQUARTERS, AND ELIMINATE ANY OBLIGATION
20 OF BCBS TO REPAY THE \$3,500,000 PARKING GARAGE
21 GRANT TO THE CITY AND FURTHER APPROVING AND
22 AUTHORIZING THE MAYOR, OR HER DESIGNEE, THE
23 CHIEF EXECUTIVE OFFICER OF THE DOWNTOWN
24 INVESTMENT AUTHORITY, AND THE CORPORATION
25 SECRETARY, TO EXECUTE AND DELIVER AN AMENDMENT
26 TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY
27 AND BCBS, ORIGINALLY APPROVED AND AUTHORIZED BY
28 ORDINANCE 2019-626-E, TO EFFECTUATE THE INTENT
29 OF THIS ORDINANCE; PROVIDING FOR OVERSIGHT BY
30 THE OFFICE OF THE MAYOR, OR HER DESIGNEE, OF THE
31 AMENDED PARKING AGREEMENT; PROVIDING AN

1 EFFECTIVE DATE.

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3 **WHEREAS**, the City of Jacksonville ("City"), the Downtown
4 Investment Authority ("DIA"), and Blue Cross Blue Shield of Florida,
5 Inc. ("BCBS") previously entered into that certain Redevelopment
6 Agreement ("Redevelopment Agreement") dated November 26, 2019, and
7 the City and BCBS subsequently entered into that certain Restrictive
8 Covenants and Parking Rights Agreement dated July 1, 2021 ("Parking
9 Agreement"), in each case as authorized by Ordinance 2019-626-E, that
10 in part provided a \$3,500,000 parking garage grant ("Parking Garage
11 Grant") to BCBS to support the construction of a 750 space parking
12 garage by BCBS, and that provided nights and weekends public parking
13 in the parking garage pursuant to the Parking Agreement, upon
14 substantial completion of the project; and

15 **WHEREAS**, the City, on behalf of the Jacksonville Sheriff's
16 Office, has entered into that certain Amended and Restated Lease
17 Agreement dated September 21, 2023, for the lease of certain office
18 and garage space to serve as the JSO headquarters site ("Leased
19 Premises"); and

20 **WHEREAS**, BCBS and the City desire to amend and restate the
21 Parking Agreement to, in part, remove the public parking access rights
22 and provide 24/7 parking availability to JSO, and eliminate any
23 repayment obligations related to the Parking Garage Grant, and make
24 such additional revisions as set forth in the Amended and Restated
25 Restrictive Covenants and Parking Agreement in substantially the form
26 placed **Revised On File** with the Legislative Services Division; now
27 therefore

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

29 **Section 1. Approval and authorization.** There is hereby
30 approved, and the Mayor, or her designee, and the Corporation
31 Secretary are hereby authorized to execute and deliver, for and on

1 behalf of the City, an Amended and Restated Restrictive Covenants and
2 Parking Rights Agreement ("Amended Parking Agreement"), substantially
3 in the form placed **Revised On File** with the Legislative Services
4 Division, to, in part, provide for a portion of the parking needs for
5 the JSO under its Lease Agreement, and remove any obligation of BCBS
6 to repay the Parking Garage Grant. In addition, there is hereby
7 approved, and the Mayor, or her designee, the Chief Executive Officer
8 of the Downtown Investment Authority ("DIA"), and the Corporation
9 Secretary are hereby authorized to execute and deliver, for and on
10 behalf of the City and DIA, respectively, that certain Amendment One
11 to Redevelopment Agreement placed **Revised On File** with the Legislative
12 Services Division to effectuate the intent of this Ordinance.

13 **Section 2. Designation of Contract Monitor.** The Downtown
14 Investment Authority shall provide oversight and administration of
15 the Amended Parking Agreement for the duration thereof.

16 **Section 3. Effective Date.** This Ordinance shall become
17 effective upon signature by the Mayor or upon becoming effective
18 without the Mayor's signature.

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20 Form Approved:

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22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: John Sawyer

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