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City Hall, Suite 425  
Jacksonville, FL 32202

## OFFICE OF THE CITY COUNCIL

### NOTICE

#### MEMORANDUM

**TO:** City Council Members and Staff

**FR:** Randy White, President  
Jacksonville City Council

**RE:** 20250612 Notice City Council Committee of the Whole Meeting

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Notice is hereby given that the City Council Committee of the Whole will meet on **Monday, June 12, 2025, at 11:30 a.m. through 1:30 p.m. in the Council Chamber, 1<sup>st</sup> Floor, City Hall, St. James Building, located at 117 West Duval Street, Jacksonville, Florida.** The purpose of this Committee of the Whole meeting is to address pending legislation 2025-396 from the Committee of the Whole meeting on Monday, June 2, 2025:

**2025-396:** ORD-MC Making Certain Findings & Auth the Mayor, or Her Desig, to Execute: (1) a Redev Agrmt Among the City, DIA, & the University of FL Brd of Trustees, which Redev Agrmt Provs for the Conveyance to Developer of 3 Parcels of City-Owned Real Propty Comprised of an ± 2.85 Acre Site of Improved Real Propty Owned by the City Having an R.E. # of 074487 0010; an ± 2.36 Acre Parcel of Unimproved Land Comprised of R.E. # 074487 0020 (the Site A Parcel), & an ± 1.22 Acre Parcel of Unimproved Land Comprised of R.E. # 074836 0000, 074837 0000, 074838 0000, 074839 0000 & 074840 0000 (the Site B Parcel), All at No Cost to Developer; the Redev Agrmt Also Auth an Option to Purchase ± 14.38 Acres of City-Owned Real Propty (Excluding the Historical Train Station Parcel), Comprised of a Portion of R.E. # 074887 0000 (the Convention Center Parcel) at No Cost, & Also Auth an Option to Purchase an ± 2.13 Acre Site of City-Owned Real Propty Comprised of a Portion of R.E. # 074887 0000 (the Train Station Parcel), with Said Options to be Exercised No Sooner Than 5 Yrs from the Effective Date of the Redev Agrmt & Exp 20 Yrs Thereafter; Upon Acquisition of the Proj Parcels the Redev Agrmt Contemplates the Design & Construction of a University of FL Jax Campus by Developer, Comprised in Pt of the Renovation of an Existing 39,000 sq ft Bldg, the Construction of a Mini 60,000 & 20,000 sq ft Class A Education Space (or a Minimum 80,000 Square Foot Building) (Collectively, the Site A/B Improvements"); if the Option is Exercised by the Developer, the Convention Ctr Parcel will be Conveyed to the Developer at No Cost, & the Initial Convention Ctr Improvements Shall Include a Mini of a 40,000 sq ft Class A Building, with a Conceptual Master Plan for Dev of the Entire Site; if Exercised by Developer, the Train Station Parcel Option will Auth a Conveyance Thereof to the Developer & Requires a Mini Investment of \$5,000,000 in Improvements Relating Thereto, All on the Northbank of the St. Johns River within the Downtown West Northbank Downtown CRA (Collectively, the Project); (2) a Quitclaim Deed Conveying the

Respective Parcels of City-Owned Land to the Developer at No Cost, which Includes a Right of Reverter & a Repurchase Right at Fair Market Value in Favor of the City; & (3) Related Docs as Set Forth in the Redev Agrmt; Auth the Funding of \$50,000,000 (Tranche One) of City Funding to the Improvements, Originally Authd by Ord 2023-114-E, Consistent with & as Set Forth in the Redev Agrmt; Conf Priority of the Terms & Conditions of the Redev Over Any Conflicting Terms in the Term Sheet Previously Authd by Ord 2023-114-E; Auth the Funding of \$50,000,000 (Tranche Two) of City Funding to the Improvements Consistent with & as Set Forth in the Dev Agrmt, to be Approp by Subsequent Legislation Over a 4 Yr Period; if the Option on the Convention Ctr Parcel is Authd, Auth a Disbursement of \$5,000,000 to Developer, if Necessary, to Reimb for Costs Attendant to a Purchase of 3rd-Party Owned Real Propty Adjacent to the Convention Ctr Parcel; Designating the DIA as Contract Monitor for the Redev Agrmt; Prov for City Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Direct Contract with the University of FL Brd of Trustees (Sawyer) (Req of DIA)

5/27/25 CO Introduced: COTW

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

Please mark your calendars accordingly. All interested parties are invited to attend. If you have any questions, please contact the Legislative Services Division at (904) 255-5122.

#### **ADA Accommodation Notice:**

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days' notification to process; last-minute requests will be accepted but may not be possible to fulfill. Please contact Disabled Services Division at: V (904) 255-5466, TTY (904) 255-5476, or email your request to [KaraT@coj.net](mailto:KaraT@coj.net).

RW/rb

NOTICED ON: June 5, 2025, at 9:30 a.m., pursuant to 15.103(c), *Ordinance Code*.

cc: Council Members and Staff  
Jason Teal, Council Secretary/Director  
Yvonne P. Mitchell, Chief, Administrative Services Division  
Bernadette Smith, Chief, Legislative Services Division  
Teresa Eichner, Chief, Public Information  
Colleen Hampsey, Chief, Research Division  
[CITYC@COJ.NET](mailto:CITYC@COJ.NET)  
Mayor's Office  
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