

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2025-777**

5 AN ORDINANCE APPROPRIATING \$35,000 FROM THE  
6 NORTHWEST OED FUND - CONTINGENCY ACCOUNT, TO THE  
7 NORTHWEST OED FUND - SUBSIDIES AND CONTRIBUTIONS  
8 TO PRIVATE ORGANIZATIONS ACCOUNT, FOR THE  
9 PURPOSE OF PROVIDING A NORTHWEST JACKSONVILLE  
10 ECONOMIC DEVELOPMENT FUND ("NWJEDF") BUSINESS  
11 INFRASTRUCTURE GRANT TO MAIN STREET FOOD PARK  
12 AND MINI GOLF, LLC ("COMPANY") TO FUND CERTAIN  
13 INFRASTRUCTURE IMPROVEMENTS IN CONNECTION WITH  
14 THE RENOVATION OF AN EXISTING BUILDING AND  
15 CONSTRUCTION OF AN 18-HOLE MINI GOLF COURSE ON  
16 THE PROPERTY LOCATED AT 2403 N. MARKET STREET  
17 ("PROJECT"), AS INITIATED BY B.T. 25-122; MAKING  
18 CERTAIN FINDINGS, AND AUTHORIZING THE MAYOR, OR  
19 HER DESIGNEE, AND THE CORPORATION SECRETARY TO  
20 EXECUTE AND DELIVER, FOR AND ON BEHALF OF THE  
21 CITY, AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN  
22 THE CITY AND COMPANY, TO SUPPORT THE PROJECT;  
23 AUTHORIZING THE BIG GRANT; AUTHORIZING APPROVAL  
24 OF TECHNICAL AMENDMENTS BY THE EXECUTIVE  
25 DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT  
26 ("OED"); AFFIRMING THE PROJECT'S COMPLIANCE WITH  
27 THE NWJEDF GUIDELINES APPROVED AND ADOPTED BY  
28 ORDINANCE 2016-779-E, AS AMENDED; AFFIRMING THE  
29 PROJECT'S COMPLIANCE WITH THE PUBLIC INVESTMENT  
30 POLICY ADOPTED BY ORDINANCE 2024-286-E, AS  
31 AMENDED; PROVIDING FOR CITY OVERSIGHT BY THE

OED; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Main Street Food Park and Mini Golf, LLC (the "Company") is seeking public investment through the Northwest Jacksonville Economic Development Fund in the amount of \$35,000.00 to support certain infrastructure improvements related to the renovation of an existing building and construction of an 18-hole mini golf course (the "Project"), which is located in a Level 2 distressed area; and

**WHEREAS,** the Company estimates capital investment of approximately \$550,000 and anticipates the creation of ten full-time equivalent job opportunities in the Northwest Jacksonville Economic Development Fund area in Jacksonville; and

**WHEREAS,** for the reasons more fully described in the Economic Development Agreement ("Agreement") authorized hereby, the payment of the BIG Grant in the aforesaid amount serves a paramount public purpose; and

**WHEREAS,** the recommended level of assistance is within Public Investment Guidelines for a Northwest Jacksonville BIG Grant; and

**WHEREAS,** the Project will have a positive return of investment for the City; and

**WHEREAS,** the Office of Economic Development ("OED") has reviewed the application submitted by the Company for community development and, together with representatives of the City, has negotiated an Economic Development Agreement and, based upon the contents of the Agreement, has determined the Agreement and the uses contemplated therein to be in the public interest, and has determined that the public actions and financial assistance contemplated in the Agreement take into account and give consideration to the long-term public interests and public interest benefits to be achieved by the City; and

1       **WHEREAS,** the Company has requested the City to enter into an  
2 Agreement in substantially the form placed **On File** with the  
3 Legislative Services Division; now therefore

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

5       **Section 1. Findings.** It is hereby ascertained, determined,  
6 found and declared as follows:

7       (a) The recitals set forth herein are true and correct.

8       (b) The location of the Company's Project in Jacksonville,  
9 Florida, is more particularly described in the Agreement. The Project  
10 will promote and further the public and municipal purposes of the  
11 City.

12       (c) Enhancement of the City's tax base and revenues, are  
13 matters of State and City policy and State and City concern in order  
14 that the State and its counties and municipalities, including the  
15 City, shall not continue to be endangered by unemployment,  
16 underemployment, economic recession, poverty, crime and disease, and  
17 consume an excessive proportion of the State and City revenues because  
18 of the extra services required for police, fire, accident, health  
19 care, elderly care, charity care, hospitalization, public housing and  
20 housing assistance, and other forms of public protection, services  
21 and facilities.

22       (d) The provision of the City's assistance as identified in  
23 the Agreement is necessary and appropriate to make the Project  
24 feasible, and the City's assistance is reasonable and not excessive,  
25 taking into account the needs of the Company to make the Project  
26 economically and financially feasible and the extent of the public  
27 benefits expected to be derived from the Project.

28       (e) The Company is qualified to carry out and complete the  
29 construction and equipping of the Project, in accordance with the  
30 Agreement.

31       (f) The authorizations provided by this Ordinance are for

1 public uses and purposes for which the City may use its powers as a  
2 county, municipality and as a political subdivision of the State of  
3 Florida and may expend public funds, and the necessity in the public  
4 interest for the provisions herein enacted is hereby declared as a  
5 matter of legislative determination.

6 This Ordinance is adopted pursuant to the provisions of Chapters  
7 163, 166 and 125, *Florida Statutes*, as amended, the City's Charter,  
8 and other applicable provisions of law.

9 **Section 2. Appropriation.** For the 2025-2026 fiscal year,  
10 within the City's budget, there are hereby appropriated the indicated  
11 sum(s) from the account(s) listed in subsection (a) to the account(s)  
12 listed in subsection (b):

13 (B.T. 25-122, attached hereto as **Exhibit 1** and incorporated  
14 herein by this reference):

15 (a) Appropriated from:

16 See B.T. 25-122 \$35,000

17 (b) Appropriated to:

18 See B.T. 25-122 \$35,000

19 (c) Explanation of Appropriation

20 The funding above is an appropriation of \$35,000 from the  
21 Northwest OED Fund - Contingency account, to the Northwest OED Fund  
22 - Subsidies and Contributions to Private Organizations account, for  
23 the purpose of providing a Northwest Jacksonville Economic  
24 Development Fund ("NWJEDF") Business Infrastructure Grant to the  
25 Company to assist in funding infrastructure improvements to support  
26 the renovation of an existing building and related improvements.

27 **Section 3. Purpose.** The purpose of the appropriation in  
28 Section 2 is to provide the Company funding in the form of a Northwest  
29 Jacksonville Business Infrastructure Grant in an amount not to exceed  
30 \$35,000 to fund infrastructure improvements needed to complete the  
31 Project.

1           **Section 4.           Economic Development Agreement Approved.**   The  
2 Mayor, or her designee, and the Corporation Secretary are hereby  
3 authorized to execute and deliver, for and on behalf of the City, the  
4 Agreement between the City and the Company, in substantially the form  
5 placed **On File** with the Legislative Services Division (with such  
6 "technical" changes as herein authorized), for the purpose of  
7 implementing the recommendations of the OED as set forth herein.

8           The Agreement may include such additions, deletions, and changes  
9 as may be reasonable, necessary, and incidental for carrying out the  
10 purposes thereof, as may be acceptable to the Mayor or her designee,  
11 with such inclusion and acceptance being evidenced by execution of  
12 the Agreement by the Mayor or her designee. No modification of the  
13 Agreement may increase the financial obligations or the liability of  
14 the City and any such modification shall be technical only and shall  
15 be subject to appropriate legal review and approval of the General  
16 Counsel or his or her designee and all other appropriate action  
17 required by law. "Technical" is herein defined as including, but not  
18 limited to, changes in legal descriptions and surveys, descriptions  
19 of infrastructure improvements and/or any road project, ingress and  
20 egress, easements and rights of way, performance schedules (provided  
21 that no performance schedule may be extended for more than one year  
22 without City Council approval), design standards, access, and site  
23 plans which have no financial impact.

24           **Section 5.           Designation of Authorized Official/OED Contract**  
25 **Monitor.**   The Mayor is designated as the authorized official of the  
26 City for the purpose of executing and delivering any contracts, notes,  
27 and documents and furnishing such information, data, and documents  
28 for the Agreement as may be required and otherwise to act as the  
29 authorized official of the City in connection with the Agreement, and  
30 is further authorized to designate one or more other officials of the  
31 City to exercise any of the foregoing authorizations and to furnish

1 or cause to be furnished such information and take or cause to be  
2 taken such action as may be necessary to enable the City to implement  
3 the Agreement according to its terms. The OED is hereby required to  
4 administer and monitor the Agreement and to handle the City's  
5 responsibilities thereunder, including the City's responsibilities  
6 under the Agreement working with and supported by all relevant City  
7 departments.

8       **Section 6. Further Authorizations.** The Mayor, or her  
9 designee, and the Corporation Secretary, are hereby authorized to  
10 execute the Agreement and all other contracts and documents and  
11 otherwise take all necessary action in connection therewith and  
12 herewith. The Executive Director of the OED, as contract  
13 administrator, is authorized to negotiate and execute all necessary  
14 changes and amendments to the Agreement and other contracts and  
15 documents, to effectuate the purposes of this legislation without  
16 further Council action, provided such changes and amendments are  
17 limited to amendments that are technical in nature (as described in  
18 Section 4 hereof), and further provided that all such amendments  
19 shall be subject to appropriate legal review and approval by the  
20 General Counsel, or his or her designee, and all other appropriate  
21 official action required by law.

22       **Section 7. Oversight Department.** The OED shall oversee the  
23 Project described herein.

24       **Section 8. NWJEDF Guidelines.** This Ordinance conforms to  
25 the NWJEDF Guidelines adopted by City Council Ordinance 2016-779-E,  
26 as amended.

27       **Section 9. Public Investment Policy.** This Ordinance  
28 conforms to the guidelines provided in the Public Investment Policy  
29 adopted by City Council Ordinance 2024-286-E, as amended.

30       **Section 10. Effective Date.** This Ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

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3 Form Approved:

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5 \_\_\_\_\_/s/ Joelle J. Dillard

6 Office of General Counsel

7 Legislation Prepared By: John Sawyer

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