

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2023-209

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: March 28, 2023

Committee(s) of Reference: NCSPHS, F, TEU

Date of Analysis: March 30, 2023

Type of Action: Authorization to execute redevelopment and ground lease agreements; designation of oversight agency

Bill Summary: The bill authorizes execution of a redevelopment agreement, a ground lease, and other associated agreements between the City and the Duval County Fair Association to facilitate the relocation of the Greater Jacksonville Agricultural Fair from its location in the Sports Complex to a new home adjacent to the Equestrian Center on Normandy Boulevard. It designates the Department of Public Works as the City's oversight agency for the project.

Background Information: The Fair Association will lease approximately 82.37 acres of City property for \$200 per year for an initial term of 40 years with three 10-year renewal options, and will have the option to an additional 60 adjacent acres in the future. The Association plans to construct an approximately 80,000 square foot facility and other related improvements to host the fair. The facility will include a 40,000 square foot exhibition hall, office space for the Association, maintenance facilities, meeting rooms, conference space, concession areas, dressing rooms, and support areas. The City will clear and grade the parcel and will provide infrastructure, parking and roadway improvements to the site as well as construct an amphitheater seating area for shows and up to 32 recreational vehicle parking spaces with water, sewer and electrical hookups. Private capital investment in the facility is expected to be \$15 million. The City has an existing CIP project listing for Jacksonville Fair Relocation for a total of \$27.2 million.

Policy Impact Area: Jacksonville Fair relocation

Fiscal Impact: The City has an existing CIP project listing for Jacksonville Fair Relocation for a total of \$27.2 million.

Analyst: Clements