

1 Introduced by the Council President at the request of the Mayor:

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4 **ORDINANCE 2024-849**

5 AN ORDINANCE APPROPRIATING \$7,600,000 FROM THE  
6 GENERAL FUND OPERATING RESERVES TO PROVIDE A  
7 CONSTRUCTION LOAN TO FUQUA BCDC ONE RIVERSIDE  
8 PROJECT OWNER, LLC ("DEVELOPER"), ASSIGNEE OF  
9 FUQUA ACQUISITIONS II, LLC, PURSUANT TO THE  
10 SETTLEMENT AGREEMENT AND AMENDMENT TWO TO  
11 REDEVELOPMENT AGREEMENT PREVIOUSLY AUTHORIZED  
12 BY ORDINANCE 2024-452-E, AS INITIATED BY B.T.  
13 25-018; REQUESTING ONE CYCLE EMERGENCY PASSAGE;  
14 PROVIDING AN EFFECTIVE DATE.

15  
16 **WHEREAS**, the City of Jacksonville ("City"), Downtown  
17 Investment Authority ("DIA"), and Fuqua BCDC One Riverside Project  
18 Owner, LLC, as successor in interest to Fuqua Acquisitions II, LLC  
19 ("Developer"), entered into that certain Redevelopment Agreement  
20 dated December 20, 2021, as authorized by Ordinance 2021-796-E, as  
21 amended by that certain Amendment One to Redevelopment Agreement  
22 dated October 12, 2022, as authorized by Ordinance 2022-493-E  
23 (collectively, the "Agreement"), pursuant to which the Developer was  
24 to construct certain residential, retail, mixed-use and restaurant  
25 improvements, as further defined in the RDA, with a minimum required  
26 capital investment of \$163,993,465 (the "Project"); and

27 **WHEREAS**, pursuant to Ordinance 2024-452-E, the execution of a  
28 Mediated Settlement Agreement between City and Developer was approved  
29 to resolve certain disputed issues and provide a path for completion  
30 of the Project, which Ordinance also authorized an Amendment Two to  
31 the Agreement ("Amendment Two") and also authorized and appropriated

1 a \$7,600,000 partially forgivable construction loan from the City to  
2 Developer; and

3 **WHEREAS,** although the City and Developer had intended to close  
4 on the construction loan during the 2023-2024 fiscal year, the  
5 Developer was not prepared to close on the construction loan before  
6 October 1, 2024, and the appropriation of funds therefore lapsed; and

7 **WHEREAS,** the Developer has indicated it will be prepared to  
8 close on the construction loan within the next few weeks and the City  
9 desires to reappropriate the funding for the closing in the current  
10 fiscal year;

11 now therefore

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

13 **Section 1. Appropriation.** For the 2024-2025 fiscal year,  
14 within the City's budget, there are hereby appropriated the indicated  
15 sum(s) from the account(s) listed in subsection (a) to the account(s)  
16 listed in subsection (b):

17 (B.T. 25-018 attached hereto as **Exhibit 1** and incorporated herein by  
18 this reference)

19 (a) Appropriated from:

20 See B.T. 25-018 \$7,600,000

21 (b) Appropriated to:

22 See B.T. 25-018 \$7,600,000

23 (c) Explanation of Appropriation: the appropriation above  
24 is appropriating \$7,600,000 from the General Fund  
25 Operating Reserves to provide a partially forgivable  
26 construction loan to the Developer pursuant to the  
27 Settlement Agreement and Amendment Two authorized  
28 hereby to partially fund the construction cost of the  
29 Project as described in the Agreement.

30 **Section 2. Purpose of Appropriation.** The purpose of the  
31 appropriation is to fund the Construction Loan required by the

1 Mediated Settlement Agreement and resolve disputed legal issues and  
2 avoid potential litigation and liability related to the Project.

3       **Section 3.       Requesting one cycle emergency passage pursuant**  
4 **to Council Rule 4.901 Emergency.** One cycle emergency passage of this  
5 legislation is requested. The nature of the emergency is that the  
6 City funding for the construction loan lapsed and there is a need to  
7 be ready to fund the construction loan as contemplated by Ordinance  
8 2024-452-E so as not to delay the Project.

9       **Section 4.       Effective Date.** This Ordinance shall become  
10 effective upon signature by the Mayor or upon becoming effective  
11 without the Mayor's signature.

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13 Form Approved:

14  
15 /s/John Sawyer

16 Office of General Counsel

17 Legislation Prepared By: John Sawyer

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