

1 Introduced by the Council President at the request of the Mayor and  
2 Co-Sponsored by Council Members White and Clark-Murray and amended  
3 by the Neighborhoods, Community Services, Public Health and Safety  
4 Committee:

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7 **ORDINANCE 2023-209-E**

8 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
9 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO  
10 EXECUTE: (1) A REDEVELOPMENT AGREEMENT  
11 ("REDEVELOPMENT AGREEMENT") BETWEEN THE CITY OF  
12 JACKSONVILLE ("CITY") AND THE DUVAL COUNTY FAIR  
13 ASSOCIATION, INC. ("DCFA"); (2) A GROUND LEASE  
14 AGREEMENT ("LEASE") BETWEEN THE CITY AND DCFA  
15 FOR THE LEASE OF APPROXIMATELY 82.37 ACRES OF  
16 CITY-OWNED LAND LOCATED GENERALLY AT 13611  
17 NORMANDY BLVD., ADJACENT TO THE EQUESTRIAN  
18 CENTER, WITH AN INITIAL TERM OF FORTY YEARS WITH  
19 THREE, TEN-YEAR RENEWAL OPTIONS WITH NOMINAL  
20 RENT; AND (3) RELATED AGREEMENTS AS DESCRIBED IN  
21 THE REDEVELOPMENT AGREEMENT, FOR THE  
22 CONSTRUCTION BY DCFA OF AN 80,000 SQUARE FOOT  
23 EXPOSITION HALL AND RELATED IMPROVEMENTS  
24 ("PROJECT"); PROVIDING FOR CITY OVERSIGHT OF THE  
25 PROJECT BY THE DEPARTMENT OF PUBLIC WORKS;  
26 AUTHORIZING THE EXECUTION OF ALL DOCUMENTS  
27 RELATING TO THE ABOVE AGREEMENTS AND  
28 TRANSACTIONS, AND AUTHORIZING TECHNICAL CHANGES  
29 TO THE DOCUMENTS; PROVIDING AN EFFECTIVE DATE.

30  
31 **WHEREAS,** the Duval County Fair Association, Inc. ("DCFA") has

1 submitted a proposal to the City to relocate its headquarters and  
2 location of the annual Jacksonville Fair to an approximately 82.37-  
3 acre parcel of unimproved City-owned real property located adjacent  
4 to the City's Equestrian Center in northwest Jacksonville; and

5 **WHEREAS,** the development will include the construction by DCFA  
6 of a new exposition hall facility of approximately 80,000 square feet  
7 and other related improvements (the "Improvements"); and

8 **WHEREAS,** upon satisfaction of its due diligence period, DCFA  
9 will be eligible to enter into the ground lease agreement for the  
10 lease of approximately 82.37 acres of unimproved City-owned land to  
11 DCFA with an initial term of 40 years with a \$100.00 annual lease  
12 rate, and DCFA will then commence construction of its Improvements;  
13 and

14 **WHEREAS,** in connection with the Project, the City will clear  
15 and rough grade the lease parcel and provide certain infrastructure  
16 improvements, parking areas, roadway improvements and related  
17 improvements as further described in the Redevelopment Agreement  
18 authorized hereby and as further described in that certain previously  
19 authorized CIP project entitled "Jacksonville Fair Grounds  
20 Relocation"; and

21 **WHEREAS,** the private Capital Investment for the Improvements  
22 is expected to be \$15,000,000; and

23 **WHEREAS,** the City has considered DCFA's requests and has  
24 determined that the redevelopment agreement, ground lease agreement,  
25 and other agreements authorized hereby will enable DCFA to construct  
26 the Project as described in the Redevelopment Agreement; and

27 **WHEREAS,** it has been determined to be in the interest of the  
28 City to enter into the Redevelopment Agreement and approve of and  
29 adopt the matters set forth in this Ordinance; now, therefore

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

31 **Section 1. Findings.** It is hereby ascertained, determined,

1 found and declared as follows:

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

3 (b) The Project will greatly enhance the City and otherwise  
4 promote and further the municipal purposes of the City.

5 (c) The City's assistance for the Project will enable and  
6 facilitate the Project, the Project will enhance and increase the  
7 City's revenues, and the Project will improve the quality of life  
8 necessary to encourage and attract business expansion in the City.

9 (d) Enhancement of the City's tax base and revenues are matters  
10 of State and City concern.

11 (e) DCFA is qualified to carry out the Project.

12 (f) The authorizations provided by this Ordinance are for public  
13 uses and purposes for which the City may use its powers as a  
14 municipality and as a political subdivision of the State of Florida  
15 and may expend public funds, and the necessity in the public interest  
16 for the provisions herein enacted is hereby declared as a matter of  
17 legislative determination.

18 (g) This Ordinance is adopted pursuant to the provisions of  
19 Chapters 163, 166 and 125, Florida Statutes, as amended, the City's  
20 Charter, and other applicable provisions of law.

21 **Section 2. Execution of Agreements.** The Mayor (or his  
22 authorized designee) and the Corporation Secretary are hereby  
23 authorized to execute and deliver the Redevelopment Agreement, Ground  
24 Lease Agreement, and related documents described in the Redevelopment  
25 Agreement (collectively, the "Agreements") substantially in the forms  
26 placed **Revised On File** with the Legislative Services Division (with  
27 such "technical" changes as herein authorized), for the purpose of  
28 implementing the recommendations of the City as further described in  
29 the Redevelopment Agreement.

30 The Agreements may include such additions, deletions and changes  
31 as may be reasonable, necessary and incidental for carrying out the

1 purposes thereof, as may be acceptable to the Mayor, or his designee,  
2 with such inclusion and acceptance being evidenced by execution of  
3 the Agreements by the Mayor or his designee. No modification to the  
4 Agreements may increase the financial obligations or the liability  
5 of the City and any such modification shall be technical only and  
6 shall be subject to appropriate legal review and approval of the  
7 General Counsel, or his or her designee, and all other appropriate  
8 action required by law. "Technical" is herein defined as including,  
9 but not limited to, changes in legal descriptions and surveys,  
10 descriptions of infrastructure improvements and/or any road project,  
11 ingress and egress, easements and rights of way, performance schedules  
12 (provided that no performance schedule may be extended for more than  
13 one year without Council approval), design standards, access and site  
14 plan, which have no financial impact.

15 **Section 3. Designation of Authorized Official; Contract**  
16 **Monitor.** The Mayor is designated as the authorized official of the  
17 City for the purpose of executing and delivering any contracts and  
18 documents and furnishing such information, data and documents for the  
19 Agreements and related documents as may be required and otherwise to  
20 act as the authorized official of the City in connection with the  
21 Agreements, and is further authorized to designate one or more other  
22 officials of the City to exercise any of the foregoing authorizations  
23 and to furnish or cause to be furnished such information and take or  
24 cause to be taken such action as may be necessary to enable the City  
25 to implement the Agreements according to their terms. The Department  
26 of Public Works is hereby required to administer and monitor the  
27 Redevelopment Agreement and related agreements referenced therein and  
28 to handle the City's responsibilities thereunder, including the  
29 City's responsibilities under such agreements working with and  
30 supported by all relevant City departments.

31 **Section 4. Oversight Department.** The Department of Public

1 Works shall oversee the CIP project described herein.

2       **Section 5. Further Authorizations.** The Mayor, or his  
3 designee, and the Corporation Secretary, are hereby authorized to  
4 execute the Agreements and all other contracts and documents and  
5 otherwise take all necessary action in connection therewith and  
6 herewith. The Mayor, or his designee, as contract administrator, is  
7 authorized to negotiate and execute all necessary changes and  
8 amendments to the Agreements and other contracts and documents, to  
9 effectuate the purposes of this Ordinance, without further Council  
10 action, provided such changes and amendments are limited to amendments  
11 that are technical in nature (as described in Section 2 hereof), and  
12 further provided that all such amendments shall be subject to  
13 appropriate legal review and approval by the General Counsel, or his  
14 or her designee, and all other appropriate official action required  
15 by law.

16       **Section 6. 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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