

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2024-993-W**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER, AN AMENDMENT
8 ONE TO ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
9 THE CITY OF JACKSONVILLE AND SPRINGFIELD MF
10 PARTNERS, LLC TO AUTHORIZE PAYMENT OF THE SECOND
11 AND FINAL TRANCHE OF THE COMPLETION GRANT AT THE
12 EARLIER OF ONE YEAR FROM SUBSTANTIAL COMPLETION
13 OF THE PROJECT OR AT SIXTY-PERCENT TENANT
14 OCCUPANCY, AND TO ELIMINATE THE CLAWBACK OF THE
15 COMPLETION GRANT IN THE EVENT OF THE SALE OF THE
16 PROJECT PARCEL; PROVIDING AN EFFECTIVE DATE.

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18 **WHEREAS,** the City and Springfield MF Partners, LLC (the
19 "Company") previously entered into that certain Economic Development
20 Agreement dated April 19, 2023, as authorized by Resolution 2022-905-
21 A, (the "Agreement") pursuant to which the City agreed to provide a
22 \$5,500,000 REV Grant ("REV Grant"), and a Completion Grant in the
23 aggregate amount of \$2,000,000, payable in two installments (subject
24 to a clawback if the project parcel is sold within the first five
25 years after initial disbursement of the Completion Grant), in support
26 of the Company's construction of an approximately 202-unit, market
27 rate apartment, as more particularly described in the Agreement (the
28 "Project"); and

29 **WHEREAS,** the Agreement is in full force and effect and the
30 Company is anticipated to substantially complete the Project in
31 accordance with the terms and conditions of the Agreement; and

1 **WHEREAS**, the Company has requested and the City has agreed to
2 amend the Agreement to: (i) authorize payment of the second tranche
3 of the Completion Grant on the earlier of: (x) one year after
4 substantial completion of the Project; or (y) such date that the
5 Project is at least sixty percent (60%) occupied with rental tenants;
6 and (ii) to eliminate the requirement that the Company repay a
7 percentage of the Completion Grant if the project parcel is sold,
8 leased or otherwise transferred within five years after disbursement
9 of the Completion Grant; now therefore

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

11 **Section 1. Amendment One to Economic Development Agreement**
12 **approved and execution authorized.** There is hereby approved, and the
13 Mayor, or her designee, and Corporation Secretary are hereby
14 authorized to execute and deliver, Amendment One to Economic
15 Development Agreement between the City of Jacksonville and
16 Springfield MF Partners, LLC, in substantially the form attached
17 hereto as **Exhibit 1** and incorporated herein by this reference
18 ("Amendment One"). Amendment One amends the Agreement by eliminating
19 the clawback language relating to the Completion Grant and authorizing
20 the disbursement of the second tranche of the Completion Grant at the
21 earlier of one year from the completion date or when the tenant
22 occupancy rate for the Project reaches sixty percent (60%), all as
23 more particularly set forth in Amendment One.

24 **Section 2. Effective Date.** This Ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature.

1 Form Approved:

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3 /s/ John Sawyer

4 Office of General Counsel

5 Legislation prepared by: John Sawyer

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