

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2022-727-E**

5 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
6 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND THE  
7 CORPORATION SECRETARY TO EXECUTE: (1) AN AMENDED  
8 AND RESTATED REDEVELOPMENT AGREEMENT  
9 ("REDEVELOPMENT AGREEMENT") BETWEEN THE CITY OF  
10 JACKSONVILLE ("CITY") AND ARMORY REDEVELOPMENT  
11 ASSOCIATES, LLC ("DEVELOPER"); (2) AN AMENDED  
12 AND RESTATED LEASE AGREEMENT ("LEASE AGREEMENT")  
13 BETWEEN THE CITY AND ARMORY REDEVELOPMENT  
14 ASSOCIATES, LLC WITH AN INITIAL LEASE TERM OF  
15 FORTY YEARS; (3) A QUITCLAIM DEED WITH A RIGHT  
16 OF REVERTER CONVEYING A CITY-OWNED PARCEL OF  
17 LAND TO THE DEVELOPER; AND (4) RELATED  
18 AGREEMENTS AS DESCRIBED IN THE REDEVELOPMENT  
19 AGREEMENT, FOR THE RENOVATION AND LEASE OF THE  
20 ARMORY BUILDING, TO PROVIDE FOR THE PURCHASE BY  
21 THE DEVELOPER OF AN ADJACENT, APPROXIMATELY 2.97  
22 ACRE OF CITY-OWNED, IMPROVED PROPERTY LOCATED IN  
23 COUNCIL DISTRICT 7 AT 928 NORTH LIBERTY STREET  
24 TO BE DEVELOPED INTO APPROXIMATELY ONE HUNDRED  
25 RESIDENTIAL UNITS, AND TO PROVIDE AN OPTION TO  
26 THE DEVELOPER TO PURCHASE THE ARMORY BUILDING  
27 FOR A PERIOD OF 15 YEARS FROM THE ACCEPTANCE  
28 DATE OF THE LEASE AT A PURCHASE PRICE OF  
29 \$2,749,975 WITH ANNUAL INCREASES AS SET FORTH IN  
30 THE LEASE; DESIGNATING THE OFFICE OF ECONOMIC  
31 DEVELOPMENT AS CONTRACT MONITOR FOR THE

1 REDEVELOPMENT AGREEMENT, LEASE, QUITCLAIM DEED  
2 AND RELATED AGREEMENTS; PROVIDING FOR CITY  
3 OVERSIGHT OF THE PROJECT BY THE DEPARTMENT OF  
4 PUBLIC WORKS AND OED; AUTHORIZING THE EXECUTION  
5 OF ALL DOCUMENTS RELATING TO THE ABOVE  
6 AGREEMENTS AND TRANSACTIONS, AND AUTHORIZING  
7 TECHNICAL CHANGES TO THE DOCUMENTS; PROVIDING AN  
8 EFFECTIVE DATE.  
9

10 **WHEREAS**, the City and Armory Redevelopment Associates, LLC  
11 ("Developer") previously entered into that certain Redevelopment  
12 Agreement dated December 10, 2020, and that certain lease agreement  
13 dated December 10, 2020, each as authorized by Ordinance 2020-591-E,  
14 regarding the lease of certain City-owned property known generally  
15 as the Armory Building and located at 851 N. Market Street,  
16 Jacksonville, Florida, and also for the purchase by the Developer of  
17 an adjacent parcel of City-owned land located at 928 N. Liberty Street  
18 (the "Optional Parcel"); and

19 **WHEREAS**, due to additional remedial work discovered by the  
20 Developer that will be necessary to stabilize the Armory building and  
21 the necessity of Developer obtaining financing attendant thereto, the  
22 Developer has requested and the City has agreed to amend and restated  
23 the Redevelopment Agreement and Lease Agreement to amend the  
24 commencement and completion of the redevelopment and to amend and  
25 extend the requirements for purchasing the Option Parcel as further  
26 detailed in the Redevelopment Agreement placed **On File** with the  
27 Legislative Services Division; and

28 **WHEREAS**, supporting the Project will provide for the restoration  
29 of the Armory Building and provide for the redevelopment of City-  
30 owned real property in the Springfield neighborhood, eliminate blight  
31 conditions in the area, and provide job opportunities to residents

1 of the area; now, therefore

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

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

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

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

8 (c) The City's assistance for the Project will enable and  
9 facilitate the Project, the Project will enhance and increase the  
10 City's tax base and revenues, and the Project will improve the quality  
11 of life necessary to encourage and attract business expansion in the  
12 City.

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

15 (e) The Developer is qualified to carry out the Project.

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

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

25 **Section 2. Execution of Agreements.** The Mayor (or his  
26 authorized designee) and the Corporation Secretary are hereby  
27 authorized to execute and deliver the Redevelopment Agreement, Lease  
28 Agreement, quitclaim deed and related documents (collectively, the  
29 "Agreements") substantially in the form **On File** with the Legislative  
30 Services Division (with such "technical" changes as herein  
31 authorized), for the purpose of implementing the recommendations of

1 the OED as further described in the Redevelopment Agreement.

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

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

1 responsibilities under such agreement working with and supported by  
2 all relevant City departments.

3       **Section 4. Oversight Department.** The Department of Public  
4 Works shall oversee the projects described herein.

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

19       **Section 6. Effective Date.** This Ordinance shall become  
20 effective upon signature by the Mayor or upon becoming effective  
21 without the Mayor's signature.  
22

23 Form Approved:

24  
25 /s/ John Sawyer

26 Office of General Counsel

27 Legislation Prepared By: John Sawyer

28 GC-#1526183-V1-Leg\_\_2022-\_\_Amended\_And\_Restated\_Armory\_RDA.Docx