

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Neighborhoods, Community Services, Public Health and
3 Safety Committee:
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6 **ORDINANCE 2024-208-E**

7 AN ORDINANCE AUTHORIZING THE MAYOR, OR HER
8 DESIGNEE, AND THE CORPORATION SECRETARY TO
9 EXECUTE: (1) AN AMENDMENT ONE TO AMENDED AND
10 RESTATED REDEVELOPMENT AGREEMENT ("AMENDED
11 RDA") BETWEEN THE CITY OF JACKSONVILLE ("CITY")
12 AND ARMORY REDEVELOPMENT ASSOCIATES, LLC
13 ("DEVELOPER"); AND (2) AN AMENDMENT ONE TO
14 AMENDED AND RESTATED LEASE AGREEMENT ("AMENDED
15 LEASE AGREEMENT") BETWEEN THE CITY AND ARMORY
16 REDEVELOPMENT ASSOCIATES, LLC, TO EXTEND THE
17 CONTINGENCY PERIOD TO OBTAIN ZONING AND
18 FINANCING FOR THE IMPROVEMENTS; DESIGNATING THE
19 OFFICE OF ECONOMIC DEVELOPMENT AS CONTRACT
20 MONITOR FOR THE AMENDED RDA, AMENDED LEASE
21 AGREEMENT AND RELATED AGREEMENTS; PROVIDING FOR
22 CITY OVERSIGHT OF THE PROJECT BY THE DEPARTMENT
23 OF PUBLIC WORKS AND OED; AUTHORIZING THE
24 EXECUTION OF ALL DOCUMENTS RELATING TO THE ABOVE
25 AGREEMENTS AND TRANSACTIONS, AND AUTHORIZING
26 TECHNICAL CHANGES TO THE DOCUMENTS; PROVIDING AN
27 EFFECTIVE DATE.
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29 **WHEREAS**, the City and Armory Redevelopment Associates, LLC
30 ("Developer") previously entered into: (i) that certain Redevelopment
31 Agreement dated December 10, 2020, as authorized by Ordinance

1 2020-591-E, as amended by that certain Amended and Restated
2 Redevelopment Agreement dated December 2, 2022 as authorized by
3 Ordinance 2022-727-E ("Amended RDA"); and (ii) that certain lease
4 agreement dated December 10, 2020, as authorized by Ordinance
5 2020-591-E, as subsequently amended pursuant to that certain Amended
6 and Restated Lease Agreement dated December 2, 2022 ("Amended Lease
7 Agreement"), as authorized by Ordinance 2022-727-E, regarding the
8 lease of certain City-owned property known generally as the Armory
9 Building and located at 851 N. Market Street, Jacksonville, Florida,
10 and also for the purchase by the Developer of an adjacent parcel of
11 City-owned land located at 928 N. Liberty Street (the "Optional
12 Parcel"); and

13 **WHEREAS**, due to additional remedial work discovered by the
14 Developer that will be necessary to stabilize the Armory building and
15 the necessity of Developer obtaining financing attendant thereto, the
16 Developer has requested and the City has agreed to amend the Amended
17 RDA and the Amended Lease Agreement to extend the dates to obtain
18 certain zoning approvals and to obtain required financing for the
19 improvements as further detailed in the Amended RDA and Amended Lease
20 Agreement placed **Revised On File** with the Legislative Services
21 Division; and

22 **WHEREAS**, supporting the Project will provide for the
23 restoration of the Armory Building and provide for the redevelopment
24 of City-owned real property in the Springfield neighborhood,
25 eliminate blight conditions in the area, and provide job opportunities
26 to residents of the area; now therefore

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

28 **Section 1. Execution of Amendments.** The Mayor (or her
29 authorized designee) and the Corporation Secretary are hereby
30 authorized to execute and deliver the Amendment One to the Amended
31 RDA and Amendment One to the Amended Lease Agreement (collectively,

1 the "Amendments") substantially in the form placed **Revised On File**
2 with the Office of Legislative Services (with such "technical" changes
3 as herein authorized), for the purpose of implementing the
4 recommendations of the OED as further described in the Redevelopment
5 Agreement.

6 The Amendments may include such additions, deletions and changes
7 as may be reasonable, necessary and incidental for carrying out the
8 purposes thereof, as may be acceptable to the Mayor, or her designee,
9 with such inclusion and acceptance being evidenced by execution of
10 the Amendments by the Mayor or her designee. No modification to the
11 Amendments may increase the financial obligations or the liability of
12 the City and any such modification shall be technical only and shall
13 be subject to appropriate legal review and approval by the Office of
14 General Counsel and all other appropriate action required by law.
15 "Technical" is herein defined as including, but not limited to,
16 changes in legal descriptions and surveys, descriptions of
17 infrastructure improvements and/or any road project, ingress and
18 egress, easements and rights of way, design standards, access and site
19 plan, which have no financial impact.

20 **Section 2. Designation of Authorized Official and Office of**
21 **Economic Development as Contract Monitor.** The Mayor is designated
22 as the authorized official of the City for the purpose of executing
23 and delivering any contracts and documents and furnishing such
24 information, data and documents for the Agreements and related
25 documents as may be required and otherwise to act as the authorized
26 official of the City in connection with the Agreements, and is further
27 authorized to designate one or more other officials of the City to
28 exercise any of the foregoing authorizations and to furnish or cause
29 to be furnished such information and take or cause to be taken such
30 action as may be necessary to enable the City to implement the
31 Agreements according to their terms. The OED is hereby required to

1 administer and monitor the Agreements and to handle the City's
2 responsibilities thereunder, including the City's responsibilities
3 under such agreements working with and supported by all relevant City
4 departments.

5 **Section 3. Oversight Department.** The Department of Public
6 Works shall oversee the projects described herein and the Office of
7 Economic Development shall otherwise administer the Agreements.

8 **Section 4. Further Authorizations.** The Mayor, or her
9 designee, and the Corporation Secretary, are hereby authorized to
10 execute the Agreements and all other contracts and documents and
11 otherwise take all necessary action in connection therewith and
12 herewith. The Economic Development Officer of the OED, as contract
13 administrator, is authorized to negotiate and execute all necessary
14 changes and amendments to the Agreements and other contracts and
15 documents, to effectuate the purposes of this Ordinance, without
16 further Council action, provided such changes and amendments are
17 limited to amendments that are technical in nature (as described in
18 Section 1 hereof), and further provided that all such amendments
19 shall be subject to appropriate legal review and approval by the
20 Office of General Counsel and all other appropriate official action
21 required by law.

22 **Section 5. Effective Date.** This Ordinance shall become
23 effective upon signature by the Mayor or upon becoming effective
24 without the Mayor's signature.

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26 Form Approved:

27
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: John Sawyer

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