

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2019-853

Introducer/Sponsor(s): Council President at the request of Mayor

Date of Introduction: November 26, 2019

Committee(s) of Reference: NCSPHS, F

Date of Analysis: November 27, 2019

Type of Action: Authorization of property purchase option; designation of oversight agency

Bill Summary: The bill authorizes execution of a property purchase option between the City and RP Sports Investments, Inc. for the company's purchase of a 5 acre parcel of City-owned property on A. Phillip Randolph Boulevard north of the Mathews Bridge Expressway for development of a soccer stadium. It designates the Office of Economic Development as the City's oversight agency.

Background Information: The option agreement extends through January 31, 2023, after which it expires if no action has been taken by the company to exercise the option. RPS may request to terminate the Option Agreement at any point during the term of the Option Agreement. At closing, the City shall transfer the subject property, by quit claim deed, to RPS, free of all liens, encumbrances, charges and security interests for the sum of \$1. The new deed will include restrictions that will require that the property can be used only for the construction and operation of buildings and a soccer stadium for soccer events, and other related ancillary events, for RPS, successors and assigns. The stadium must have a minimum seating capacity of 2,500 and must include an office building with a minimum of 25,000 square feet and a parking lot with a minimum of 100 parking spaces.

Before closing, RPS will have "created a not-for-profit corporation whose purpose is to assist with the rejuvenation, renovation, education, health and wellness of the East side community located in Jacksonville, FL." The City must obtain the consent from the University Athletic Association and the University of Georgia Athletic Association, Inc., as it relates to excluding the subject property from the list of available parking areas currently included in the "FL/GA Agreement", or must otherwise amend the FL/GA Agreement by the closing date. If RPS hasn't substantially completed the construction of the facility and parking spaces by July 31, 2025, then RPS must pay the city the fair market value for the property.

Policy Impact Area: Eastside neighborhood community revitalization

Fiscal Impact: The City will convey property with a current appraised value of \$158,664 for \$1, after a \$5,000 option payment is made by the company.

Analyst: Clements