

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2023-209**

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

27
28 **WHEREAS**, the Duval County Fair Association, Inc. ("DCFA") has
29 submitted a proposal to the City to relocate its headquarters and
30 location of the annual Jacksonville Fair to an approximately 82.37-
31 acre parcel of unimproved City-owned real property located adjacent

1 to the City's Equestrian Center in northwest Jacksonville; and

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

5 **WHEREAS**, upon satisfaction of its due diligence period, DCFA
6 will be eligible to enter into the ground lease agreement for the
7 lease of approximately 82.37 acres of unimproved City-owned land to
8 DCFA with an initial term of 40 years with a \$200.00 annual lease
9 rate, and DCFA will then commence construction of its Improvements;
10 and

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

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

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

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

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

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

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

31 (b) The Project will greatly enhance the City and otherwise

1 promote and further the municipal purposes of the City.

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

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

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

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

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

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

27 The Agreements may include such additions, deletions and changes
28 as may be reasonable, necessary and incidental for carrying out the
29 purposes thereof, as may be acceptable to the Mayor, or his designee,
30 with such inclusion and acceptance being evidenced by execution of
31 the Agreements by the Mayor or his designee. No modification to the

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

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

28 **Section 4. Oversight Department.** The Department of Public
29 Works shall oversee the CIP project described herein.

30 **Section 5. Further Authorizations.** The Mayor, or his designee,
31 and the Corporation Secretary, are hereby authorized to execute the

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

12 **Section 6. Effective Date.** This Ordinance shall become
13 effective upon signature by the Mayor or upon becoming effective
14 without the Mayor's signature.

15
16 Form Approved:

17
18 /s/ John Sawyer

19 Office of General Counsel

20 Legislation Prepared By: John Sawyer

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