

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2024-208**

5 AN ORDINANCE AUTHORIZING THE MAYOR, OR HER
6 DESIGNEE, AND THE CORPORATION SECRETARY TO
7 EXECUTE: (1) AN AMENDMENT ONE TO AMENDED AND
8 RESTATED REDEVELOPMENT AGREEMENT ("AMENDED
9 RDA") BETWEEN THE CITY OF JACKSONVILLE ("CITY")
10 AND ARMORY REDEVELOPMENT ASSOCIATES, LLC
11 ("DEVELOPER"); AND (2) AN AMENDMENT ONE TO
12 AMENDED AND RESTATED LEASE AGREEMENT ("AMENDED
13 LEASE AGREEMENT") BETWEEN THE CITY AND ARMORY
14 REDEVELOPMENT ASSOCIATES, LLC, TO EXTEND THE
15 CONTINGENCY PERIOD TO OBTAIN ZONING AND
16 FINANCING FOR THE IMPROVEMENTS; DESIGNATING THE
17 OFFICE OF ECONOMIC DEVELOPMENT AS CONTRACT
18 MONITOR FOR THE AMENDED RDA, AMENDED LEASE
19 AGREEMENT AND RELATED AGREEMENTS; PROVIDING FOR
20 CITY OVERSIGHT OF THE PROJECT BY THE DEPARTMENT
21 OF PUBLIC WORKS AND OED; AUTHORIZING THE
22 EXECUTION OF ALL DOCUMENTS RELATING TO THE ABOVE
23 AGREEMENTS AND TRANSACTIONS, AND AUTHORIZING
24 TECHNICAL CHANGES TO THE DOCUMENTS; PROVIDING AN
25 EFFECTIVE DATE.

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27 **WHEREAS**, the City and Armory Redevelopment Associates, LLC
28 ("Developer") previously entered into: (i) that certain Redevelopment
29 Agreement dated December 10, 2020, as authorized by Ordinance 2020-
30 591-E, as amended by that certain Amended and Restated Redevelopment
31 Agreement dated December 2, 2022 as authorized by Ordinance 2022-727-

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

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

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

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

24 **Section 1. Execution of Agreements.** The Mayor (or her
25 authorized designee) and the Corporation Secretary are hereby
26 authorized to execute and deliver the Amended RDA and Amended Lease
27 Agreement (collectively, the "Agreements") substantially in the form
28 placed **On File** with the Office of Legislative Services (with such
29 "technical" changes as herein authorized), for the purpose of
30 implementing the recommendations of the OED as further described in
31 the Redevelopment Agreement.

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

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

