

1 Introduced by the Council President at the request of the Mayor and
2 Co-Sponsored by Council Member Johnson and amended by the
3 Neighborhoods, Community Services, Public Health and Safety
4 Committee:

7 **ORDINANCE 2025-777-E**

8 AN ORDINANCE APPROPRIATING \$35,000 FROM THE
9 NORTHWEST OED FUND - CONTINGENCY ACCOUNT, TO THE
10 NORTHWEST OED FUND - SUBSIDIES AND CONTRIBUTIONS
11 TO PRIVATE ORGANIZATIONS ACCOUNT, FOR THE
12 PURPOSE OF PROVIDING A NORTHWEST JACKSONVILLE
13 ECONOMIC DEVELOPMENT FUND ("NWJEDF") BUSINESS
14 INFRASTRUCTURE GRANT TO MAIN STREET FOOD PARK
15 AND MINI GOLF, LLC ("COMPANY") TO FUND CERTAIN
16 INFRASTRUCTURE IMPROVEMENTS IN CONNECTION WITH
17 THE RENOVATION OF AN EXISTING BUILDING AND
18 CONSTRUCTION OF AN 18-HOLE MINI GOLF COURSE ON
19 THE PROPERTY LOCATED AT 2403 N. MARKET STREET
20 ("PROJECT"), AS INITIATED BY B.T. 25-122; MAKING
21 CERTAIN FINDINGS, AND AUTHORIZING THE MAYOR, OR
22 HER DESIGNEE, AND THE CORPORATION SECRETARY TO
23 EXECUTE AND DELIVER, FOR AND ON BEHALF OF THE
24 CITY, AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
25 THE CITY AND COMPANY, TO SUPPORT THE PROJECT;
26 AUTHORIZING THE BIG GRANT; AUTHORIZING APPROVAL
27 OF TECHNICAL AMENDMENTS BY THE EXECUTIVE
28 DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT
29 ("OED"); AFFIRMING THE PROJECT'S COMPLIANCE WITH
30 THE NWJEDF GUIDELINES APPROVED AND ADOPTED BY
31 ORDINANCE 2016-779-E, AS AMENDED; AFFIRMING THE

1 PROJECT'S COMPLIANCE WITH THE PUBLIC INVESTMENT
2 POLICY ADOPTED BY ORDINANCE 2024-286-E, AS
3 AMENDED; PROVIDING FOR CITY OVERSIGHT BY THE
4 OED; PROVIDING AN EFFECTIVE DATE.

5
6 **WHEREAS**, Main Street Food Park and Mini Golf, LLC (the
7 "Company") is seeking public investment through the Northwest
8 Jacksonville Economic Development Fund in the amount of \$35,000.00
9 to support certain infrastructure improvements related to the
10 renovation of an existing building and construction of an 18-hole
11 mini golf course (the "Project"), which is located in a Level 2
12 distressed area; and

13 **WHEREAS**, the Company estimates capital investment of
14 approximately \$550,000 and anticipates the creation of ten full-time
15 equivalent job opportunities in the Northwest Jacksonville Economic
16 Development Fund area in Jacksonville; and

17 **WHEREAS**, for the reasons more fully described in the Economic
18 Development Agreement ("Agreement") authorized hereby, the payment
19 of the BIG Grant in the aforesaid amount serves a paramount public
20 purpose; and

21 **WHEREAS**, the recommended level of assistance is within Public
22 Investment Guidelines for a Northwest Jacksonville BIG Grant; and

23 **WHEREAS**, the Project will have a positive return of investment
24 for the City; and

25 **WHEREAS**, the Office of Economic Development ("OED") has
26 reviewed the application submitted by the Company for community
27 development and, together with representatives of the City, has
28 negotiated an Economic Development Agreement and, based upon the
29 contents of the Agreement, has determined the Agreement and the uses
30 contemplated therein to be in the public interest, and has determined
31 that the public actions and financial assistance contemplated in the

1 Agreement take into account and give consideration to the long-term
2 public interests and public interest benefits to be achieved by the
3 City; and

4 **WHEREAS,** the Company has requested the City to enter into an
5 Agreement in substantially the form placed **Revised On File** with the
6 Legislative Services Division; now therefore

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

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

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

11 (b) The location of the Company's Project in Jacksonville,
12 Florida, is more particularly described in the Agreement. The Project
13 will promote and further the public and municipal purposes of the
14 City.

15 (c) Enhancement of the City's tax base and revenues, are
16 matters of State and City policy and State and City concern in order
17 that the State and its counties and municipalities, including the
18 City, shall not continue to be endangered by unemployment,
19 underemployment, economic recession, poverty, crime and disease, and
20 consume an excessive proportion of the State and City revenues because
21 of the extra services required for police, fire, accident, health
22 care, elderly care, charity care, hospitalization, public housing and
23 housing assistance, and other forms of public protection, services
24 and facilities.

25 (d) The provision of the City's assistance as identified in
26 the Agreement is necessary and appropriate to make the Project
27 feasible, and the City's assistance is reasonable and not excessive,
28 taking into account the needs of the Company to make the Project
29 economically and financially feasible and the extent of the public
30 benefits expected to be derived from the Project.

31 (e) The Company is qualified to carry out and complete the

1 construction and equipping of the Project, in accordance with the
2 Agreement.

3 (f) The authorizations provided by this Ordinance are for
4 public uses and purposes for which the City may use its powers as a
5 county, municipality and as a political subdivision of the State of
6 Florida and may expend public funds, and the necessity in the public
7 interest for the provisions herein enacted is hereby declared as a
8 matter of legislative determination.

9 This Ordinance is adopted pursuant to the provisions of Chapters
10 163, 166 and 125, *Florida Statutes*, as amended, the City's Charter,
11 and other applicable provisions of law.

12 **Section 2. Appropriation.** For the 2025-2026 fiscal year,
13 within the City's budget, there are hereby appropriated the indicated
14 sum(s) from the account(s) listed in subsection (a) to the account(s)
15 listed in subsection (b):

16 (B.T. 25-122, attached hereto as **Exhibit 1** and incorporated
17 herein by this reference):

18 (a) Appropriated from:

19 See B.T. 25-122 \$35,000

20 (b) Appropriated to:

21 See B.T. 25-122 \$35,000

22 (c) Explanation of Appropriation

23 The funding above is an appropriation of \$35,000 from the
24 Northwest OED Fund - Contingency account, to the Northwest OED Fund
25 - Subsidies and Contributions to Private Organizations account, for
26 the purpose of providing a Northwest Jacksonville Economic
27 Development Fund ("NWJEDF") Business Infrastructure Grant to the
28 Company to assist in funding infrastructure improvements to support
29 the renovation of an existing building and related improvements.

30 **Section 3. Purpose.** The purpose of the appropriation in
31 Section 2 is to provide the Company funding in the form of a Northwest

1 Jacksonville Business Infrastructure Grant in an amount not to exceed
2 \$35,000 to fund infrastructure improvements needed to complete the
3 Project.

4 **Section 4. Economic Development Agreement Approved.** The
5 Mayor, or her designee, and the Corporation Secretary are hereby
6 authorized to execute and deliver, for and on behalf of the City, the
7 Agreement between the City and the Company, in substantially the form
8 placed **Revised On File** with the Legislative Services Division (with
9 such "technical" changes as herein authorized), for the purpose of
10 implementing the recommendations of the OED as set forth herein.

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

27 **Section 5. Designation of Authorized Official/OED Contract**
28 **Monitor.** The Mayor is designated as the authorized official of the
29 City for the purpose of executing and delivering any contracts, notes,
30 and documents and furnishing such information, data, and documents
31 for the Agreement as may be required and otherwise to act as the

1 authorized official of the City in connection with the Agreement, and
2 is further authorized to designate one or more other officials of the
3 City to exercise any of the foregoing authorizations and to furnish
4 or cause to be furnished such information and take or cause to be
5 taken such action as may be necessary to enable the City to implement
6 the Agreement according to its terms. The OED is hereby required to
7 administer and monitor the Agreement and to handle the City's
8 responsibilities thereunder, including the City's responsibilities
9 under the Agreement working with and supported by all relevant City
10 departments.

11 **Section 6. Further Authorizations.** The Mayor, or her
12 designee, and the Corporation Secretary, are hereby authorized to
13 execute the Agreement and all other contracts and documents and
14 otherwise take all necessary action in connection therewith and
15 herewith. The Executive Director of the OED, as contract
16 administrator, is authorized to negotiate and execute all necessary
17 changes and amendments to the Agreement and other contracts and
18 documents, to effectuate the purposes of this legislation without
19 further Council action, provided such changes and amendments are
20 limited to amendments that are technical in nature (as described in
21 Section 4 hereof), and further provided that all such amendments
22 shall be subject to appropriate legal review and approval by the
23 General Counsel, or his or her designee, and all other appropriate
24 official action required by law.

25 **Section 7. Oversight Department.** The OED shall oversee the
26 Project described herein.

27 **Section 8. NWJEDF Guidelines.** This Ordinance conforms to
28 the NWJEDF Guidelines adopted by City Council Ordinance 2016-779-E,
29 as amended.

30 **Section 9. Public Investment Policy.** This Ordinance
31 conforms to the guidelines provided in the Public investment Policy

adopted by City Council Ordinance 2024-286-E, as amended.

Section 10. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: John Sawyer

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