

1 Introduced by the Council President at the request of the DIA and  
2 amended on the Floor of Council:

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4  
5 **ORDINANCE 2022-871-E**

6 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
7 APPROPRIATING \$7,100,000 FROM THE NORTHBANK  
8 RIVERWALK - NORTHBANK BULKHEAD PROJECT TO THE  
9 NORTHBANK CENTRAL MARINA PROJECT TO FUND CERTAIN  
10 CITY-OWNED IMPROVEMENTS TO BE CONSTRUCTED BY THE  
11 HOTEL DEVELOPER, AS INITIATED BY REVISED B.T.  
12 23-028; AUTHORIZING THE MAYOR, OR HIS DESIGNEE,  
13 TO EXECUTE: (1) AN OFFICE BUILDING REDEVELOPMENT  
14 AGREEMENT ("OFFICE REDEVELOPMENT AGREEMENT")  
15 AMONG THE CITY OF JACKSONVILLE ("CITY"),  
16 DOWNTOWN INVESTMENT AUTHORITY ("DIA") AND  
17 SHIPYARDS OFFICE, LLC ("OFFICE DEVELOPER"), AN  
18 AFFILIATE OF IGUANA INVESTMENTS FLORIDA, LLC,  
19 FOR THE DESIGN AND CONSTRUCTION OF A CLASS A  
20 OFFICE BUILDING WITH NO LESS THAN 141,300 GROSS  
21 SQUARE FEET ("OFFICE BUILDING IMPROVEMENTS"),  
22 CONSISTENT WITH THE IMPROVEMENTS PREVIOUSLY  
23 AUTHORIZED, WHICH IN PART AUTHORIZES THE SALE OF  
24 THE APPROXIMATELY 1.05-ACRE OFFICE BUILDING  
25 PARCEL TO THE OFFICE DEVELOPER AT A PURCHASE  
26 PRICE OF \$3,200,000, AND AUTHORIZES AN  
27 ASSIGNMENT OF THE EXISTING OFFICE BUILDING  
28 GROUND LEASE FROM THE CITY TO THE OFFICE  
29 DEVELOPER; (2) AN AMENDED AND RESTATED HOTEL  
30 REDEVELOPMENT AGREEMENT ("HOTEL REDEVELOPMENT  
31 AGREEMENT") AMONG THE CITY, DIA, AND SHIPYARDS

1 HOTEL, LLC, AN AFFILIATE OF IGUANA INVESTMENTS  
2 FLORIDA, LLC, ALTERNATIVELY KNOWN AS SHIPYARDS  
3 HOTEL JACKSONVILLE, LLC ("HOTEL DEVELOPER"),  
4 WHICH AMENDS AND RESTATES THE PREVIOUSLY  
5 AUTHORIZED REDEVELOPMENT AGREEMENT FOR THE  
6 DESIGN AND CONSTRUCTION OF A LUXURY HOTEL WITH  
7 NO FEWER THAN 170 ROOMS, NO FEWER THAN 23 CLASS  
8 A CONDOMINIUM UNITS AND NO LESS THAN 37,000  
9 SQUARE FEET OF COMMERCIAL/RETAIL SPACE  
10 (COLLECTIVELY, THE "HOTEL IMPROVEMENTS"); (3) A  
11 REVISED MARINA SUPPORT BUILDING COSTS  
12 DISBURSEMENT AGREEMENT FOR THE CONSTRUCTION BY  
13 THE DEVELOPER ON BEHALF OF THE CITY OF A MARINA  
14 SUPPORT BUILDING OF NO LESS THAN 6,000 SQUARE  
15 FEET AND EVENTS LAWN OF APPROXIMATELY ONE ACRE  
16 HAVING AN ESTIMATED COST TO THE CITY OF  
17 \$9,875,667.00 (COLLECTIVELY, THE "MARINA  
18 SUPPORT BUILDING IMPROVEMENTS"); (4) A REVISED  
19 MARINA, BULKHEAD AND PIER IMPROVEMENTS COSTS  
20 DISBURSEMENT AGREEMENT WITH AN ESTIMATED COST TO  
21 THE CITY OF \$28,856,125 ("MARINA IMPROVEMENTS");  
22 (5) A REVISED RIVERWALK IMPROVEMENTS COSTS  
23 DISBURSEMENT AGREEMENT WITH AN ESTIMATED COST TO  
24 THE CITY OF \$4,103,135 ("RIVERWALK  
25 IMPROVEMENTS"), WITH ALL COST OVERRUNS IN THE  
26 AGGREGATE THE RESPONSIBILITY OF THE HOTEL  
27 DEVELOPER, ALL ON THE NORTHBANK OF THE ST. JOHNS  
28 RIVER WITHIN THE DOWNTOWN EAST NORTHBANK  
29 DOWNTOWN COMMUNITY REDEVELOPMENT AREA  
30 ("PROJECT"); (6) A MODIFICATION, CONSENT AND  
31 REAFFIRMATION OF GUARANTY FOR THE HOTEL

1 IMPROVEMENTS IN FAVOR OF THE CITY AND DIA; (7)  
2 A REVISED GUARANTY AGREEMENT FOR THE OFFICE  
3 IMPROVEMENTS IN FAVOR OF THE CITY AND DIA; AND  
4 (8) REVISED EASEMENTS AND RELATED DOCUMENTS AS  
5 DESCRIBED IN THE HOTEL REDEVELOPMENT AGREEMENT  
6 AND OFFICE REDEVELOPMENT AGREEMENT; EXTENDING  
7 THE PREVIOUSLY AUTHORIZED RIGHT OF FIRST OFFER  
8 IN FAVOR OF THE HOTEL DEVELOPER OVER AN  
9 APPROXIMATELY 4.96 ACRE PARCEL OF LAND FROM  
10 DECEMBER 31, 2024 TO JUNE 30, 2025; AUTHORIZING  
11 A REVISED, SEVENTY-FIVE PERCENT, TWENTY YEAR  
12 RECAPTURED ENHANCED VALUE (REV) GRANT IN THE  
13 MAXIMUM AMOUNT NOT TO EXCEED \$50,581,200 IN  
14 CONNECTION WITH THE CONSTRUCTION OF THE HOTEL  
15 IMPROVEMENTS, WHICH INCREASES THE MAXIMUM AMOUNT  
16 THEREOF BY \$2,897,245; AUTHORIZING A NEW  
17 SEVENTY-FIVE PERCENT, TWENTY YEAR RECAPTURED  
18 ENHANCED VALUE (REV) GRANT IN THE MAXIMUM AMOUNT  
19 NOT TO EXCEED \$8,120,300 IN CONNECTION WITH THE  
20 CONSTRUCTION OF THE OFFICE BUILDING  
21 IMPROVEMENTS; AMENDING THE 2023-2027 FIVE-YEAR  
22 CAPITAL IMPROVEMENT PLAN APPROVED BY ORDINANCE  
23 2022-505-E TO ADJUST FUNDING LEVELS FOR THE  
24 CITY-OWNED IMPROVEMENTS; WAIVING SECTION  
25 122.811(A), (SALES OF TANGIBLE PERSONAL  
26 PROPERTY; PROHIBITION OF SALES TO CERTAIN  
27 PERSONS), *ORDINANCE CODE*, TO ALLOW SALE OF ANY  
28 SURPLUS TANGIBLE PROPERTY OF THE CITY LOCATED ON  
29 THE PROJECT PARCEL BY EACH OF THE HOTEL  
30 DEVELOPER AND OFFICE DEVELOPER; PROVIDING FOR  
31 CITY OVERSIGHT OF THE PROJECT BY THE DEPARTMENT

1 OF PUBLIC WORKS AND THE DEPARTMENT OF PARKS,  
2 RECREATION AND COMMUNITY SERVICES; AUTHORIZING  
3 THE EXECUTION OF ALL DOCUMENTS RELATING TO THE  
4 ABOVE AGREEMENTS AND TRANSACTIONS, AND  
5 AUTHORIZING TECHNICAL CHANGES TO THE DOCUMENTS;  
6 WAIVER OF THAT PORTION OF THE PUBLIC INVESTMENT  
7 POLICY ADOPTED BY ORDINANCE 2016-382-E, AS  
8 AMENDED, TO AUTHORIZE THE REV GRANT ON THE  
9 OFFICE BUILDING AND THE INCREASE IN THE REV  
10 GRANT FOR THE HOTEL IMPROVEMENTS, WHICH ARE NOT  
11 AUTHORIZED BY THE PUBLIC INVESTMENT POLICY;  
12 PROVIDING AN EFFECTIVE DATE.

13  
14 **WHEREAS**, the City of Jacksonville ("City"), Downtown Investment  
15 Authority ("DIA") and Iguana Investments Florida, LLC (the  
16 "Developer") have previously entered into that certain redevelopment  
17 agreement dated November 24, 2021, as authorized by Ordinance 2021-  
18 673-E, for the development of a luxury Four Seasons hotel with  
19 approximately 176 rooms (but no fewer than 170 rooms), approximately  
20 25 Class A condominium units (with no fewer than 23 Class A  
21 condominium units (the "Hotel Improvements"), and a Class A office  
22 building with no less than 141,300 gross square feet, and 90,000  
23 square feet of rentable office space and 9,000 square feet of  
24 retail/amenity/activated space (the "Office Building Improvements"),  
25 and other related improvements; and

26 **WHEREAS**, due to certain financing issues and increased  
27 construction costs, the Developer is seeking to: (1) create a stand-  
28 alone redevelopment agreement for the Office Building and pursuant  
29 thereto, to authorize the sale, for the purchase price of \$3,200,000,  
30 of the 1.05-acre Office Building Parcel that was previously leased  
31 from the City to the Developer, and to authorize an assignment of the

1 Office Building Ground Lease to Shipyards Office, LLC, an affiliate  
2 of Developer, and to authorize a 20 year REV Grant in the up to,  
3 maximum amount of \$8,120,300, and to amend the performance schedule;  
4 (2) amend and restate the Redevelopment Agreement to limit the scope  
5 thereof to exclude the Office Building Improvements, to break the  
6 Completion Grant into two payments in the amount of \$23,634,887 and  
7 \$2,200,000, to increase the maximum amount of the previously  
8 authorized Hotel REV Grant from \$47,683,955 to \$50,581,200, to amend  
9 the performance schedule, to authorize revised costs disbursement  
10 agreements to increase the maximum costs of the Marina Support  
11 Building from \$6,192,967 to \$9,875,667, increase the maximum cost for  
12 the Marina Improvements from \$7,180,133 to \$28,856,125 (inclusive of  
13 the Bulkhead Improvements and Pier Improvements authorized under the  
14 Hotel Redevelopment Agreement and set forth in the City's Capital  
15 Improvement Plan), and to increase the maximum costs for the Riverwalk  
16 Improvements from \$3,900,000 to \$4,103,135, with all cost overruns  
17 the responsibility of the Hotel Developer, and to make certain other  
18 revisions therein as set forth in the documents placed **Fifth Revised**  
19 **On File** with the Legislative Services Division; and

20 **WHEREAS**, the Developer will also construct on behalf of the City  
21 and at the City's cost an approximately 6,500 square feet (but not  
22 less than 6,000 square feet) Marina Support Building with Event Lawn  
23 (each as defined in the Redevelopment Agreement), improvements to  
24 Metropolitan Park Marina including new marina slips, a new pier and  
25 any necessary dredging, a new bulkhead, and certain Riverwalk  
26 Improvements, each to be funded by the City with cost overruns the  
27 responsibility of the Developer (the foregoing improvements,  
28 collectively, the "Project"); and

29 **WHEREAS**, the City is also providing a right of first offer on  
30 the Future Development Parcel, which is an approximately 4.96-acre  
31 parcel of City owned real property located adjacent and to the west

1 of the Office Building parcel, the disposition of which is subject  
2 to a future notice of disposition and future DIA and Council approval  
3 of the terms thereof; and

4 **WHEREAS**, the DIA has considered the Developer's requests and has  
5 determined that the Office Building REV Grant, increase to the Hotel  
6 REV Grant, conveyance of the Office Building Parcel and other  
7 revisions to the agreements authorized hereby will enable the Hotel  
8 Developer and Office Developer to construct the Project as described  
9 in the Hotel Redevelopment Agreement and Office Redevelopment  
10 Agreement; and

11 **WHEREAS**, the Project is consistent with the DIA BID Plan, and  
12 furthers Redevelopment Goal 1, Reinforce Downtown as the City's unique  
13 epicenter for business, history, culture, education and  
14 entertainment, Redevelopment Goal 4, improve walkability/bikeability  
15 and connectivity to adjacent neighborhoods and the St. John River  
16 while creating highly walkable nodes; and Redevelopment Goal 5,  
17 establish a waterfront design framework to ensure a unique experience  
18 and sense of place; and

19 **WHEREAS**, on September 21, 2022, the DIA Board approved a  
20 resolution (the "Resolution") to enter into the Hotel Redevelopment  
21 Agreement and Office Redevelopment Agreement, said Resolution being  
22 attached hereto as **Exhibit 1**; and

23 **WHEREAS**, it has been determined to be in the interest of the  
24 City to enter into the Hotel Redevelopment Agreement and Office  
25 Redevelopment Agreement and approve of and adopt the matters set  
26 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 tax base and revenues, and the Project will improve the quality  
5 of life necessary to encourage and attract business expansion in the  
6 City.

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

9 (e) The Developers are qualified to carry out the Project.

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

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

19 **Section 2. Appropriation.** For the 2022-2023 fiscal year,  
20 within the City's budget, there are hereby appropriated the indicated  
21 sum(s) from the account(s) listed in subsection (a) to the account(s)  
22 listed in subsection (b): (Revised B.T. 23-028, attached hereto as  
23 **Revised Exhibit 2**, labeled as "Revised Exhibit 2, Rev B.T. 23-028,  
24 January 3, 2023 - NCSPHS" and incorporated herein by this reference):

25 (a) Appropriated from:

26 See Revised B.T. 23-028 \$7,100,000

27 (b) Appropriated to:

28 See Revised B.T. 23-028 \$7,100,000

29 (c) **Explanation of Appropriation**

30 The funding above appropriates and transfers \$7,100,000  
31 from Northbank Riverwalk - Northbank Bulkhead CIP Project

1 to the Northbank Central Marina project to provide funding  
2 for certain City-owned improvements to be constructed by  
3 the Hotel Developer as a part of the overall project.

4 **Section 3. Purpose.** The purpose of the appropriation in  
5 Section 2 is to transfer previously appropriated funding from the  
6 Northbank Riverwalk - Northbank Bulkhead project to the Northbank  
7 Central Marina project to align the funding requirements for City-  
8 owned improvements to be constructed by the Hotel Developer as a part  
9 of the Project.

10 **Section 4. Execution of Agreements.** The Mayor (or his  
11 authorized designee) and the Corporation Secretary are hereby  
12 authorized to execute and deliver the Hotel Redevelopment Agreement,  
13 Office Redevelopment Agreement, revised Marina Improvements Costs  
14 Disbursement Agreement, revised Marina Support Building Costs  
15 Disbursement Agreement, revised Riverwalk Improvements Costs  
16 Disbursement Agreement, guarantees, quitclaim deed, easements and  
17 related documents described in the Hotel Redevelopment Agreement and  
18 Office Redevelopment Agreement (collectively, the "Agreements")  
19 substantially in the forms placed **Fifth Revised On File** with the  
20 Legislative Services Division (with such "technical" changes as  
21 herein authorized), for the purpose of implementing the  
22 recommendations of the DIA as further described in the Redevelopment  
23 Agreements.

24 The Agreements may include such additions, deletions and changes  
25 as may be reasonable, necessary and incidental for carrying out the  
26 purposes thereof, as may be acceptable to the Mayor, or his designee,  
27 and the CEO of the DIA, as applicable, with such inclusion and  
28 acceptance being evidenced by execution of the Agreements by the Mayor  
29 or his designee and/or the CEO of the DIA, as applicable. No  
30 modification to the Agreements may increase the financial obligations  
31 or the liability of the City or DIA and any such modification shall



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

10           **Section 5.           Amendment to Right of First Offer on Future**  
11 **Development Parcel.** The City hereby amends the right of first offer  
12 ("ROFO") in favor of the Developer to extend the term thereof from  
13 December 31, 2024 through June 30, 2025, with all other terms and  
14 conditions thereof remaining unchanged.

15           **Section 6.           Payment of Office Building REV Grant.**

16 (a) The REV Grant in the amount not to exceed \$8,120,300, the terms  
17 of which are more specifically described in the Office Redevelopment  
18 Agreement, shall not be deemed to constitute a debt, liability, or  
19 obligation of the City or of the State of Florida or any political  
20 subdivision thereof within the meaning of any constitutional or  
21 statutory limitation, or a pledge of the faith and credit or taxing  
22 power of the City or of the State of Florida or any political  
23 subdivision thereof, but shall be payable solely from the funds  
24 provided therefor as provided in this Section. The Office  
25 Redevelopment Agreement shall contain a statement to the effect that  
26 the City shall not be obligated to pay any installment of its  
27 financial assistance to the Developer except from the non-ad valorem  
28 revenues or other legally available funds provided for that purpose,  
29 that neither the faith and credit nor the taxing power of the City  
30 or of the State of Florida or any political subdivision thereof is  
31 pledged to the payment of any portion of such financial assistance,

1 and that the Developer, or any person, firm or entity claiming by,  
2 through or under the Developer, or any other person whomsoever, shall  
3 never have any right, directly or indirectly, to compel the exercise  
4 of the ad valorem taxing power of the City or of the State of Florida  
5 or any political subdivision thereof for the payment of any portion  
6 of such financial assistance.

7 (b) The DIA is hereby authorized to and shall disburse the annual  
8 installments of the REV Grant to the Office Building Developer as  
9 provided in this Section in accordance with this Ordinance and the  
10 Office Redevelopment Agreement.

11 **Section 7. Payment of Hotel REV Grant.**

12 (a) The REV Grant in the amount not to exceed \$50,581,200, the  
13 terms of which are more specifically described in the Hotel  
14 Redevelopment Agreement, shall not be deemed to constitute a debt,  
15 liability, or obligation of the City or of the State of Florida or  
16 any political subdivision thereof within the meaning of any  
17 constitutional or statutory limitation, or a pledge of the faith and  
18 credit or taxing power of the City or of the State of Florida or any  
19 political subdivision thereof, but shall be payable solely from the  
20 funds provided therefor as provided in this Section. The Hotel  
21 Redevelopment Agreement shall contain a statement to the effect that  
22 the City shall not be obligated to pay any installment of its  
23 financial assistance to the Developer except from the non-ad valorem  
24 revenues or other legally available funds provided for that purpose,  
25 that neither the faith and credit nor the taxing power of the City  
26 or of the State of Florida or any political subdivision thereof is  
27 pledged to the payment of any portion of such financial assistance,  
28 and that the Developer, or any person, firm or entity claiming by,  
29 through or under the Developer, or any other person whomsoever, shall  
30 never have any right, directly or indirectly, to compel the exercise  
31 of the ad valorem taxing power of the City or of the State of Florida

1 or any political subdivision thereof for the payment of any portion  
2 of such financial assistance.

3 (b) The DIA is hereby authorized to and shall disburse the annual  
4 installments of the REV Grant to the Hotel Developer as provided in  
5 this Section in accordance with this Ordinance and the Hotel  
6 Redevelopment Agreement.

7 **Section 8. Capital Improvement Plan Amendment.** Ordinance  
8 2022-505-E, adopting the 2023-2027 Five-Year Capital Improvement Plan  
9 (the "CIP") for the City and certain of its independent agencies, is  
10 hereby amended to amend the descriptions and budgets for the Projects  
11 as more fully described in the Project Information Sheets attached  
12 hereto as **Revised Exhibit 3**, labeled as "Revised Exhibit 3, Rev CIP,  
13 January 3, 2023 - NCSPHS" and incorporated herein by this reference.  
14 The City Council finds that the deferral of this amendment of the CIP  
15 until the next annual budget and CIP review will be detrimental to  
16 the best interests of the community because such deferral will  
17 unnecessarily delay completion of the projects.

18 Pursuant to Section 122.605(c), *Ordinance Code*, enactment of  
19 this Ordinance requires the affirmative vote of two-thirds of the  
20 City Council members present at the meeting because of the CIP  
21 amendment set forth in this section. This Ordinance shall constitute  
22 an amendment to Ordinance 2022-505-E. In all other respects, the  
23 Five-Year Capital Improvement Plan approved by Ordinance 2022-505-E  
24 shall remain unchanged and continue in full force and effect.

25 **Section 9. Waiving Section 122.811(A) (Sales of tangible**  
26 **personal property; prohibition of sales to certain persons.),**  
27 **Ordinance Code, Waived.** The City hereby waives the provisions of  
28 Section 122.811(a), *Ordinance Code*, to allow Developer to coordinate  
29 the sale of any surplus City property in coordination with the  
30 construction of the improvements. Any such revenues shall be applied  
31 toward the cost of the City-owned Improvements (as defined in the

1 Redevelopment Agreement) and credited to the City.

2       **Section 10.       Designation of Authorized Official and DIA as**  
3 **Contract Monitor.** The Mayor is designated as the authorized official  
4 of the City for the purpose of executing and delivering any contracts  
5 and documents and furnishing such information, data and documents for  
6 the Agreements and related documents as may be required and otherwise  
7 to act as the authorized official of the City in connection with the  
8 Agreements, and is further authorized to designate one or more other  
9 officials of the City to exercise any of the foregoing authorizations  
10 and to furnish or cause to be furnished such information and take or  
11 cause to be taken such action as may be necessary to enable the City  
12 to implement the Agreements according to their terms. The DIA is  
13 hereby required to administer and monitor the Redevelopment Agreement  
14 and to handle the City's responsibilities thereunder, including the  
15 City's responsibilities under such agreement working with and  
16 supported by all relevant City departments.

17       **Section 11.       Oversight Department.** The Department of Public  
18 Works shall oversee the Project described herein, and the Department  
19 of Parks, Recreation and Community Services shall oversee the Marina  
20 Improvements and Riverwalk Improvements portion of the Project.

21       **Section 12.       Further Authorizations.** The Mayor, or his  
22 designee, and the Corporation Secretary, are hereby authorized to  
23 execute the Agreements and all other contracts and documents and  
24 otherwise take all necessary action in connection therewith and  
25 herewith. The Chief Executive Officer of the DIA, as contract  
26 administrator, is authorized to negotiate and execute all necessary  
27 changes and amendments to the Agreements and other contracts and  
28 documents, to effectuate the purposes of this Ordinance, without  
29 further Council action, provided such changes and amendments are  
30 limited to amendments that are technical in nature (as described in  
31 Section 4 hereof), and further provided that all such amendments

1 shall be subject to appropriate legal review and approval by the  
2 General Counsel, or his or her designee, and all other appropriate  
3 official action required by law.

4       **Section 13. Waiver of Public Investment Policy.** The  
5 requirements of the Public Investment Policy adopted by City Council  
6 Ordinance 2022-372-E, as amended, are waived to authorize the Office  
7 Building REV Grant and increase to the existing Hotel REV Grant on  
8 the office building and hotel that are not authorized pursuant to the  
9 Public Investment Policy. The waiver is justified due to the fact  
10 that the Project will cause an estimated private capital investment  
11 in the project of \$387,602,000 and result in increased ad valorem  
12 revenues to the City.

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

16  
17 Form Approved:

18  
19       /s/ Mary E. Staffopoulos      

20 Office of General Counsel

21 Legislation Prepared By: John Sawyer

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