

**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 2021-158

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

**Date of Introduction:** March 9, 2021

**Committee(s) of Reference:** NCSPHS, F

**Date of Analysis:** March 11, 2021

**Type of Action:** Authorization to execute amended economic development agreement and related documents; request for one cycle emergency adoption

**Bill Summary:** The bill authorizes execution of a first amendment to the development agreement among the City, Elements Development of Jacksonville LLC, and "The District" Community Development District for development of The District to revise definitions and approve the use of multiple contractors for the construction of The District CDD infrastructure improvements and Southbank Community Redevelopment Area infrastructure.

**Background Information:** The existing Redevelopment Agreement dated July 12, 2018, the existing Disbursement Agreement dated December 22, 2020, and the Interlocal Agreement dated December 22, 2020, relating to "The District" contemplates that a single contractor will be used for construction of both the CRA and CDD infrastructure. However, the Developer is ready to commence construction on a portion of the infrastructure while some permits have yet to be finalized on other aspects of the Infrastructure. The DIA and the Director of Public Works have agreed that the limited request is reasonable in order to not delay commencement. Given the specialized nature of marine construction (i.e., the bulkhead) and related logistics, the commencement of the bulkhead work and DCPS parking lot will not interfere or conflict with other upland infrastructure construction. After consulting with the City's Public Works Director, the DIA CEO brought to the DIA Board Resolution 2021-02-03, which effectuates certain amendments relating to the use of multiple contractors. At their February 17, 2021 Board Meeting the DIA approved Resolution 2021-02-03 and authorized its CEO to pursue the filing of legislation. Specifically, legislation is being sought to effectuate the following amendments: 1. specific to the CRA Infrastructure Improvements, amend the definition of "General Contractor" to permit the use of two separate General Contractors; and 2. specific to the CDD Infrastructure Improvements, permit up to three General Contractors upon authorization by the City's Public Works Director and the CEO of the Downtown Investment Authority.

**Policy Impact Area:** Downtown development

**Fiscal Impact:** None

**Analyst:** Clements