

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Agenda - President

Zoom Virtual/In-Person Committee of a Whole Meeting  
2020-648 LOT J

Thursday, January 7, 2021  
10:00 AM

Council Chambers, 1st Floor City Hall  
(HYBRID VIRTUAL/IN-PERSON)

## Committee of a Whole

**HONORABLE TOMMY HAZOURI**  
**PRESIDENT, 2020-2021**  
**AT-LARGE GROUP 3**  
**(904) 255-5217**

**HONORABLE SAM NEWBY**  
**VICE PRESIDENT, 2020-2021**  
**AT-LARGE GROUP 5**  
**(904) 255-5219**

**JESSICA B. MATTHEWS**  
**CHIEF OF LEGISLATIVE SERVICES**  
**JACKSONVILLE, FL 32202-3429**  
**TELEPHONE (904) 255-5122**  
**FAX (904) 255-5232**

**DR. CHERYL L. BROWN**  
**COUNCIL SECRETARY/DIRECTOR**

**OFFICER CHRIS HANCOCK**  
**OFFICER WILLIE JONES**  
**OFFICER MIKE ROURKE**  
**SERGEANT-AT-ARMS**

**PLEDGE OF ALLEGIANCE: HONORABLE RANDY DEFOOR****ROLL CALL: COUNCIL SECRETARY****Public Hearings and Public Participation****Meeting Time: 10:00 AM****Please join the meeting by 9:45 AM****Joining a Zoom Meeting by phone:****Dial: 1 312 626 6799 - Meeting ID: 981 6212 3953 Password: 713144****Find your local number: <https://zoom.us/j/98162123953>**

For matters which have state-mandated public hearings pursuant to Chapter 166, Florida Statutes, and the Jacksonville Ordinance Code, including quasi-judicial matters and those items which fall under the public participation requirements of Section 286.0114, Florida Statutes, the Council will allow for the public to provide their comments in person (access is limited in Council Chambers due to CDC social distancing guidelines) or by participation in Communications Media Technology ("CMT") (i.e., Zoom). Those attending the meeting by CMT who wish to speak during a public hearing or public participation must register in advance of the meeting to provide staff sufficient time to organize the hearings and so that the Council can hold an efficient meeting and conduct its business. The public may also provide comments by electronic mail to [ccmeeting01122021@coj.net](mailto:ccmeeting01122021@coj.net) or by other written comment submitted to the Legislative Services Division, but written comments and emails will not be read into the record at the meetings. Instructions for the public as to the methods of communication will be provided in the notice.

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**INTRODUCTION: HONORABLE TOMMY HAZOURI, COUNCIL PRESIDENT****READ CALL – ZOOM NOTICE: COUNCIL SECRETARY****READ PROCESSES AND PROTOCOLS: COUNCIL SECRETARY****OPENING REMARKS: HONORABLE TOMMY HAZOURI, COUNCIL PRESIDENT**

2020-648 - ORD MC-Making Certain Findings & Auth the Borrowing from the City's Commercial Paper Facility and/or Issuance of Fixed-Rate Debt in the Cumulative Amt of \$208,300,000 & Approp. thereof to Provide Funding for the Proj., Purpose of Approp.; Amending the 2021-2025 5 Yr C.I.P. Apvd. by Ord. 2020-505-E to Provide Funding for the Proj. Entitle "Lot J Developmnt Infrastructure Improvements"; Amending 2020-504-E, the FY 2021 Budget Ord., to Replace Schedule B4, the FY 2020-2021 C.I.P.'s Funded via Borrowing, to Auth the Borrowing and/or the Issuance of Debt for the (Lot J Developmnt Infrastructure) Improvemnts; Auth the Mayor, or His Designee, & Corp. Secretary to Execute & Deliver: (1) a Developmnt Agreemnt Among the City of Jax, the Downtown Investment Authority ("DIA") & Jax I-C Parcel One Holding Co.,LLC (Inclusive of Affiliates or Subsidiaries, the "Developer"), which Agreemnt Provides for the Design, Construction, Ownership, Use, Mgmt, Operations, Costs & Financing for the Developmnt of What is Generally Known as the Lot J Surface Parking Lot to be Comprised of: (A) Approx. \$77,700,000 in Infrastructure Improvemnts to be Funded & Owned by the City; (B) an Approx. \$100,000,000 Live! District Entertainment Venues Comprised of Approx. 75,000 Sq. Ft. of Restaurants & Retail Space & Approx. 40,000 Sq. Ft. of Class A Office Space, with City Funding in the Max. up to, not to Exceed Amt. of \$50,000,000; (C) Two Mid-Rise Residential Bldgs Comprised of Approx. 400 Units Cumulatively; (D) a Upscale Hotel with 150 to 250 Rooms; & (E) a Surface Parking Lot with Approx. 700 Spaces Constructed on the Storm Water Detention Pond to the West of Lot J & Structured Parking an Addn'l Surface Spaces Totalling 700 Spaces; (2) a Lease btwn the Developer & the City for the Use, Mgmt & Operation of the Live! District by the Developer with an Initial Term of 35 Yrs with Four 10 yr Extension Terms; (3) a Parking Agreemnt for the Mgmt of Parking in the Proj. & the Surface Parking Lots M, N & P; (4) a Loan Agreemnt,

Trust Agreement & Related Docs. for the Provision of a \$65,500,000 Loan from the City to the Developer with a Max Loan Term of 50 Yrs Secured by a Defeasance Trust; (5) Amendment Number 15 to the Lease ("Jaguars Lease") Among the City of Jax, & Jax Jaguars, LLC ("JL") (Amendment No. 15) which Amendment No. 15 removes Parking Lot J From the Demised Premises under the Jaguars lease; (6) One or More Quitclaim Deeds & Related Closing Docs. Conveying the Approx. 9.24 Acre Lot J Surface Parking Lot Located at 1406 Gator Bowl Blvd. to the Developer at no Cost, Excluding the Live! Parcel & Public R/W Retained by the City; (7) Easement Agreements to Provide for: (A) An Air rights Easement to Support the Construction of an Elevated Walkway; & (B) an Easement to Provide Access to the Developer to Utilize the Live! Plaza to be Constructed as Part of the Infrastructure Improvements; & (8) Related Agreements & Docs. as Described in the Development Agreement; Auth Approval of Technical Amendments by the Mayor or his Designee; Waiving Sec. 122.434 (Procedure for Disposition of Community Development Property), Subpart C (Community Redevelopment Real Property Dispositions ), Pt. 4 (Real Property), Chapt. 122 (Public Property), Ord. Code, to Allow the Administration to Publish & Evaluate Notices & Responses in Accordance with Sec. 163.380, F.S.; Waiving Conflicting Provisions of Chapt. 500 (Community Development-Policies & Procedures), Ord. Code, to Allow City Council to Approve the Legislation & Auth. the Agreement; Waiving Provisions of Secs. 55.108 (2), (4), (8), (9), (10), (14) & (20) (Powers & Duties), Chapt. 55 (Downtown Investment Authority), Ord. code, to Allow City council to Exercise those Powers for the Agreements & Functions of the Legislation; Waiving Sec. 55.115 (Procedures for Acquisition & Disposition of Downtown property), Chapt. 55 (Downtown Investment Authority), Ord. Code, to Allow for Disposition of Property to be Apvd. by Action of this legislation; Waiving Sec. 55.116 (Public Parking), Chapt. 55 (Downtown Investment Authority), Ord. Code, to Allow Approval of the Parking Agreement; Waiving Provisions of Chapt. 126, (Procurement Code), Ord. Code, with Respect to the Project, & to Allow the City to Directly Purchase Certain items Specified in the Development Agreement; Invoking the Exception to Chapt. 126.107 (G), to Allow the City to Directly Contract with Vendors for the Purchase of Materials as Necessary for the Infrastructure Improvements to be Owned by the City; Establishing requirements for Items to be Purchased; Providing a Statement of Intent to Comply with Treasury regulations; Amending Chapt. 191 (Special Events & Entertainment District), Pt. 1 (Special Events), Sec. 191.103 (Special Event Permit Required), Ord. Code, to Allow for Events at the Live! District Without Requiring Special Events

Permits, Subject to Compliance with Public Safety Standards & other Requirements; Amending Chapt. 154 (Alcoholic Beverages), Pt. 1 (In General), Sec. 154.107 (Sale & Consumption of Alcoholic Beverages in Municipal Parks or on City-Owned or Leased Property; Penalty), Ord. Code, to Allow for the Consumption of Alcoholic Beverages on City Owned Property; Authorizing a Market Rate Recapture Enhanced Value (REV) Grant not to Exceed \$12,500,000 in Connection with the Residential Component of the Proj.; Authorizing a \$12,500,000 Completion Grant Payable in Equal Installments Over a 5 Yr Term Upon Completion of the Hotel Component of the Proj.; Oversight of the Construction Proj. by the Dept. of Public Works & the Chief Admin. Officer of the City; Oversight of the Agreements by the Sports & Entertainment Office. (Dist. 7-R.Gaffney) (B.T. 21-014) (Sawyer) (Req. of Mayor)

**COUNCIL AUDITOR RECOMMENDATIONS AND COUNCIL MEMBER AMENDMENTS (2020-648 LOT J AMENDMENTS #1-11, ATTACHED SEPERATELY)**

**FLOOR AMENDMENTS BY COUNCIL**

**PRESENTATION BY TAREK BATEH (AT THE REQUEST BY COUNCILMEMBER MICHAEL BOYLAN)**

**ROLL CALL: COUNCIL SECRETARY OR DESIGNEE**

**ADJOURN**

\*\*\*\*\*Note: Items may be added at the discretion of the Chair. \*\*\*\*\*

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days' notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.