

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **RESOLUTION 2024-637**

5 A RESOLUTION MAKING CERTAIN FINDINGS AND  
6 AUTHORIZING THE MAYOR, OR HER DESIGNEE, TO APPLY  
7 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN  
8 DEVELOPMENT (HUD) ON BEHALF OF THE CITY OF  
9 JACKSONVILLE FOR A SECTION 108 LOAN IN THE  
10 AMOUNT OF \$7,500,000 (THE "LOAN"), TO PROVIDE  
11 FUNDING FOR THE HISTORIC JACKSONVILLE ARMORY  
12 RESTORATION PROJECT; APPOINTING THE MAYOR, OR  
13 HER DESIGNEE, AS THE OFFICIAL REPRESENTATIVE OF  
14 THE CITY OF JACKSONVILLE WITH RESPECT TO THE  
15 LOAN APPLICATION AND AMENDMENTS THERETO;  
16 PROVIDING FOR CITY OVERSIGHT OF THE LOAN  
17 APPLICATION BY THE HOUSING AND COMMUNITY  
18 DEVELOPMENT DIVISION; PROVIDING FOR AN EFFECTIVE  
19 DATE.

20  
21 **WHEREAS**, Armory Redevelopment Associates, LLC (the "Developer")  
22 is restoring a historic building on City-owned property generally  
23 known as the Armory Building and located at 851 N. Market Street (the  
24 "Project");

25 **WHEREAS**, the Developer is seeking financing in connection with  
26 the Project and related thereto has requested the City to apply to  
27 the U.S. Department of Housing and Urban Development (HUD) for a  
28 Section 108 loan in the amount of \$7,500,000 for the Project (the  
29 "Loan") through the Section 108 Loan Guarantee program, authorized  
30 by the Housing and Community Development Act of 1974, 42 U.S. Code  
31 Section 5308;

1           **WHEREAS**, the Housing and Community Development Division has  
2 considered the Developer's request and has determined that the Loan  
3 will enable the Developer to develop the Project;

4           **WHEREAS**, supporting the Project will provide for the restoration  
5 of the Armory Building and provide for the redevelopment of City-  
6 owned real property in the Springfield neighborhood, eliminate blight  
7 conditions in the area, and provide job opportunities to residents  
8 of the area;

9           **WHEREAS**, it has been determined to be in the interest of the  
10 City to apply for the Loan and approve of and adopt the matters set  
11 forth in this Resolution; now, therefore

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

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

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

16           (b) The Project will greatly enhance the City and otherwise  
17 promote and further the municipal purposes of the City.

18           (c) The City's assistance for the Project will enable and  
19 facilitate the Project, the Project will enhance and increase the  
20 City's tax base and revenues, and the Project will improve the quality  
21 of life necessary to encourage and attract business expansion in the  
22 City.

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

25           (e) The Developer is qualified to carry out the Project.

26           (f) The authorizations provided by this Resolution are for  
27 public uses and purposes for which the City may use its powers as a  
28 municipality and as a political subdivision of the State of Florida  
29 and may expend public funds, and the necessity in the public interest  
30 for the provisions herein enacted is hereby declared as a matter of  
31 legislative determination.

1 (g) This Resolution is adopted pursuant to the provisions of  
2 Chapters 163, 166 and 125, Florida Statutes, as amended, the City's  
3 Charter, and other applicable provisions of law.

4 **Section 2. Authorization for Application for Section 108 Loan.**

5 The Mayor, or her designee, for and on behalf of the City, is the  
6 official representative of the City and is authorized to apply to the  
7 U.S. Department of Housing and Urban Development (HUD) for the Loan  
8 in the amount of \$7,500,000 for the Project, as more particularly  
9 described in the loan application (the "Application"), attached  
10 hereto as **Exhibit 1** and incorporated herein by this reference, and  
11 all amendments thereto and all understandings and assurances  
12 contained therein, and is hereby directed and authorized to act on  
13 behalf of the City with respect to the Application and to provide  
14 such additional information, certification, affidavit or other  
15 document as may be required in connection with the Application.

16 The Application may include such additions, deletions and  
17 changes as may be reasonable, necessary and incidental for carrying  
18 out the purposes thereof, as may be acceptable to the Mayor, or her  
19 designee, with such inclusion and acceptance being evidenced by  
20 execution of the Application by the Mayor or her designee. No  
21 modification to the Application may increase the amount of the Loan  
22 or the financial obligations or the liability of the City and shall  
23 be subject to appropriate legal review and approval of the General  
24 Counsel, or his or her designee, and all other appropriate action  
25 required by law.

26 **Section 3. Oversight Department.** The Housing and Community  
27 Development Division shall oversee the Application and project  
28 described herein.

29 **Section 4. Effective Date.** This Resolution shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 without the Mayor's signature.

1

2 Form Approved:

3

4 /s/Joelle J. Dillard

5 Office of General Counsel

6 Legislation Prepared By: Joelle J. Dillard

7 GC-#1641403-v1-Leg\_2024\_-\_HUD\_Loan\_Application\_-\_Section\_108.docx