

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Neighborhoods, Community Services, Public Health and
3 Safety Committee:
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6 **RESOLUTION 2024-637-A**

7 A RESOLUTION MAKING CERTAIN FINDINGS AND
8 AUTHORIZING THE MAYOR, OR HER DESIGNEE, TO APPLY
9 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
10 DEVELOPMENT (HUD) ON BEHALF OF THE CITY OF
11 JACKSONVILLE FOR A SECTION 108 LOAN IN THE
12 AMOUNT OF \$7,500,000 (THE "LOAN"), TO PROVIDE
13 FUNDING FOR THE HISTORIC JACKSONVILLE ARMORY
14 RESTORATION PROJECT; APPOINTING THE MAYOR, OR
15 HER DESIGNEE, AS THE OFFICIAL REPRESENTATIVE OF
16 THE CITY OF JACKSONVILLE WITH RESPECT TO THE
17 LOAN APPLICATION AND AMENDMENTS THERETO;
18 PROVIDING FOR CITY OVERSIGHT OF THE LOAN
19 APPLICATION BY THE HOUSING AND COMMUNITY
20 DEVELOPMENT DIVISION; PROVIDING FOR AN EFFECTIVE
21 DATE.
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23 **WHEREAS**, Armory Redevelopment Associates, LLC (the
24 "Developer") is restoring a historic building on City-owned property
25 generally known as the Armory Building and located at 851 N. Market
26 Street (the "Project"); and

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

1 by the Housing and Community Development Act of 1974, 42 U.S. Code
2 Section 5308; and

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

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

11 **WHEREAS**, it has been determined to be in the interest of the
12 City to apply for the Loan and approve of and adopt the matters set
13 forth in this Resolution; provided, however, the approval of any
14 future related loan from the U.S. Housing and Urban Development shall
15 be subject to appropriation by the City Council; now therefore

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

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

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

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

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

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

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

30 (f) The authorizations provided by this Resolution are for
31 public uses and purposes for which the City may use its powers as a

1 municipality and as a political subdivision of the State of Florida
2 and may expend public funds, and the necessity in the public interest
3 for the provisions herein enacted is hereby declared as a matter of
4 legislative determination.

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

8 **Section 2. Authorization for Application for Section 108**
9 **Loan.** The Mayor, or her designee, for and on behalf of the City, is
10 the official representative of the City and is authorized to apply
11 to the U.S. Department of Housing and Urban Development (HUD) for the
12 Loan in the amount of \$7,500,000 for the Project, as more particularly
13 described in the loan application (the "Application"), attached
14 hereto as **Revised Exhibit 1**, labeled as "Revised Exhibit 1, Rev Loan
15 App, September 3, 2024 - NCSPHS" and incorporated herein by this
16 reference, and all amendments thereto and all understandings and
17 assurances contained therein, and is hereby directed and authorized
18 to act on behalf of the City with respect to the Application and to
19 provide such additional information, certification, affidavit or
20 other document as may be required in connection with the Application.

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

31 **Section 3. Oversight Department.** The Housing and Community

1 Development Division shall oversee the Application and project
2 described herein.

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

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Joelle J. Dillard

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