

1 Introduced by the Council President at the request of the DIA and
2 Co-Sponsored by Council Members Diamond and Ferraro:

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5 **ORDINANCE 2020-116**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 MAYOR OR HIS DESIGNEE AND CORPORATION
8 SECRETARY TO EXECUTE AND DELIVER: (1) A
9 REDEVELOPMENT AGREEMENT ("AGREEMENT") BETWEEN
10 THE CITY OF JACKSONVILLE AND FIDELITY NATIONAL
11 INFORMATION SERVICES, INC. ("DEVELOPER"),
12 WHICH REDEVELOPMENT AGREEMENT PROVIDES FOR THE
13 DESIGN AND CONSTRUCTION OF A PARKING GARAGE
14 WITH A MINIMUM OF 1,380 PARKING SPACES BY THE
15 DEVELOPER WITHIN THE NORTHBANK DOWNTOWN
16 COMMUNITY REDEVELOPMENT AREA ("PROJECT"); (2)
17 A QUITCLAIM DEED CONVEYING AN APPROXIMATELY
18 .39 ACRE PARCEL OF CITY-OWNED LAND LOCATED AT
19 0 ALFRED DUPONT PLACE, JACKSONVILLE, FLORIDA,
20 IN COUNCIL DISTRICT 7 IN THE NORTHBANK
21 COMMUNITY REDEVELOPMENT AREA TO THE DEVELOPER
22 FOR A SUM OF \$10.00 (THE "PROPERTY"); (3) A
23 RESTRICTIVE COVENANTS AND PARKING RIGHTS
24 AGREEMENT ("RESTRICTIVE COVENANTS"), WHICH
25 RESTRICTIVE COVENANTS AUTHORIZE USE OF 130
26 GROUND FLOOR PUBLIC PARKING SPACES WITHIN THE
27 PARKING GARAGE BY THE GENERAL PUBLIC AFTER
28 6:00 P.M. ON WEEKNIGHTS AND 24-HOUR ACCESS ON
29 WEEKENDS AND SPECIFIED NATIONAL HOLIDAYS; AND
30 (4) RELATED AGREEMENTS AND CLOSING DOCUMENTS
31 AS DESCRIBED IN THE REDEVELOPMENT AGREEMENT,

1 AND OTHERWISE TO TAKE ALL NECESSARY ACTION TO
2 EFFECTUATE THE PURPOSES OF THE REDEVELOPMENT
3 AGREEMENT; DESIGNATING THE DOWNTOWN INVESTMENT
4 AUTHORITY AS CONTRACT MONITOR; PROVIDING FOR
5 OVERSIGHT OF THE PROJECT BY THE DEPARTMENT OF
6 PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE.

7
8 **WHEREAS**, the City of Jacksonville ("City") is the owner of an
9 approximately 1.02 acre parcel of real property located at 0 Alfred
10 DuPont Place, R.E. # 088979-0100 (the "Property") in the Northbank
11 Downtown Community Redevelopment Area; and

12 **WHEREAS**, in response to an offer from Fidelity National
13 Information Services, Inc. ("Developer") the Downtown Investment
14 Authority ("DIA") issued its Notice of Disposition for a City-owned
15 property providing notice to developers who may be interested in
16 purchasing and developing the Property, and no other offers were
17 received; and

18 **WHEREAS**, a .39 acre portion of the Property will be conveyed
19 to Developer for the sum of \$10.00 in exchange for the development
20 of a structured parking facility having a minimum of 1,380 parking
21 spaces (the "Parking Garage"), and the Developer has agreed to the
22 placement of a Restrictive Covenants and Parking Rights Agreement
23 on the Parking Garage, to provide a minimum of 130 ground floor
24 parking spaces in the Parking Garage after 6:00 p.m. on a daily
25 basis, and 24 hour use by the general public on all weekends and
26 specified national holidays; and

27 **WHEREAS**, in the event the Developer fails to commence
28 construction of the Parking Garage by June 1, 2021, title to the
29 Property shall revert to the City; and

30 **WHEREAS**, supporting the development of the Parking Garage
31 will redevelop and create a more intense use of the Property,

1 generate new ad valorem taxes on the Property, eliminate blight
2 conditions in the area, and provide job opportunities to residents
3 of the area; and

4 **WHEREAS**, a copy of the DIA Resolution authorizing the
5 transaction is attached hereto as **Exhibit 1**; now, therefore

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

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

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

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

12 (c) The City's assistance for the Project will enable and
13 facilitate the Project, the Project will enhance and increase the
14 City's tax base and revenues, and the Project will improve the
15 quality of life necessary to encourage and attract business
16 expansion in the City.

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

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

20 (f) The authorizations provided by this Ordinance are for
21 public uses and purposes for which the City may use its powers as a
22 municipality and as a political subdivision of the State of Florida
23 and may expend public funds, and the necessity in the public
24 interest for the provisions herein enacted is hereby declared as a
25 matter of legislative determination.

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

29 **Section 2. Approval and Authorization.** There is hereby
30 approved and the Mayor, or his designee, and the Corporation
31 Secretary, are hereby authorized to execute and deliver on behalf

1 of the City the Redevelopment Agreement, Quitclaim Deed,
2 Restrictive Covenants and Parking Rights Agreement, and related
3 documents referenced therein between the City of Jacksonville and
4 Developer, in substantially the form placed **On File** with the
5 Legislative Services Division (collectively, the "Agreements"), and
6 all such other documents, necessary or appropriate to effectuate
7 the purpose of this Ordinance (with such "technical" changes as
8 herein authorized).

9 The Agreements may include such additions, deletions and
10 changes as may be reasonable, necessary and incidental for carrying
11 out the purposes thereof, as may be acceptable to the Mayor, or his
12 designee, with such inclusion and acceptance being evidenced by
13 execution of the Agreement by the Mayor, or his designee; provided
14 however, no modification to the Agreements may increase the
15 financial obligations or liability of the City to an amount in
16 excess of the amount stated in the Agreements or decrease the
17 financial obligations or liability of the Developer, and any such
18 modification shall be technical only and shall be subject to
19 appropriate legal review and approval by the Office of General
20 Counsel. For purposes of this Ordinance, the term "technical
21 changes" is defined as those changes having no financial impact to
22 the City, including, but not limited to, extensions of performance
23 schedules (provided no extension may be granted in excess of one
24 year without Council approval), changes in legal descriptions or
25 surveys, ingress and egress, easements and rights of way, design
26 standards, access and site plan, resolution of title defects, if
27 any, and other non-substantive changes that do not substantively
28 increase the duties and responsibilities of the City under the
29 provisions of the Agreements.

30 **Section 3. Designation of Contract Monitor.** The Downtown
31 Investment Authority shall provide oversight and administration of

1 the Agreements for the duration thereof.

2 **Section 4. Oversight Department.** The Department of
3 Public Works shall oversee the project described herein.

4 **Section 5. Further Authorizations.** The Mayor, or his
5 designee, and the Corporation Secretary, are hereby authorized to
6 execute the Agreements and all other contracts and documents and
7 otherwise take all necessary action in connection therewith and
8 herewith. The Chief Executive Officer of the DIA, as contract
9 administrator, is authorized to negotiate and execute all necessary
10 changes and amendments to the Agreements and other contracts and
11 documents, to effectuate the purposes of this Ordinance, without
12 further Council action, provided such changes and amendments are
13 limited to amendments that are technical in nature (as described in
14 Section 2 hereof), and further provided that all such amendments
15 shall be subject to appropriate legal review and approval by the
16 General Counsel, or his or her designee, and all other appropriate
17 official action required by law.

18 **Section 6. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

21
22 Form Approved:

23
24 /s/ John Sawyer

25 Office of General Counsel

26 Legislation Prepared By: John Sawyer

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