

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2020-230

**Introducer/Sponsor(s):** Council President at the request of the Downtown Investment Authority

**Date of Introduction:** April 28, 2020

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

**Date of Analysis:** April 30, 2020

**Type of Action:** Approval of amended and restated development agreement; designation of contract monitor and oversight agencies; authorization to execute documents

**Bill Summary:** The bill authorizes execution of an amended development agreement among the City, the Downtown Investment Authority and Axis Hotels, LLC for the renovation of the Ambassador Hotel property on North Julia Street to remove provisions regarding the development of 200 units of multi-family housing and a parking structure on the adjacent parking lot and to remove references to a Recapture Enhanced Value (REV) grant for that portion of the project. It designates the Downtown Investment Authority as the contract monitor and the DIA and Public Works Department as the oversight agencies for the construction project.

NOTE: the bill title references an agreement execution deadline which is not present in the bill text. That language was included in error and an amendment will be needed in committee to correct the scrivener's error.

**Background Information:** In 2018 the Council enacted Ordinance 2018-872-E which authorized a Downtown Historic Preservation and Revitalization Trust Fund grant of \$1.5 million to Axis Hotels upon the completion of the renovation of the Ambassador Hotel building into a modern hotel. The bill also provided a REV grant of up to \$4.9 million, payable from the Northbank Tax Increment District, to incentivize the company's construction of 200 units of new multi-family housing and an associated parking structure on the parking lot adjacent to the Ambassador Hotel. Subsequently, the developer has purchased the former Independent Life/JEA building across the street at the corner of Duval and Julia Streets and announced a project to renovate that building into multi-family residential units with commercial space on the ground floor, including a grocery store. In light of the plan to develop the residential space and parking at the Independent Life site, the developer wishes to revise the Ambassador Hotel agreement to remove those elements from that project and forego the \$4.9 million REV grant for that site.

**Policy Impact Area:** Amendment of redevelopment agreement

**Fiscal Impact:** The removal of the REV grant element for the new construction eliminates the DIA's commitment of \$4.9 million in tax increment funds for the project.

**Analyst:** Clements