

1 Introduced by the Council President at the request of the Mayor and  
2 Co-Sponsored by Council Members Gaffney and Carlucci:

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5 **ORDINANCE 2020-591**

6 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
7 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO  
8 EXECUTE: (1) A REDEVELOPMENT AGREEMENT  
9 ("REDEVELOPMENT AGREEMENT") BETWEEN THE CITY  
10 OF JACKSONVILLE ("CITY") AND ARMORY  
11 REDEVELOPMENT ASSOCIATES, LLC ("DEVELOPER");  
12 (2) A LEASE AGREEMENT ("LEASE AGREEMENT")  
13 BETWEEN THE CITY AND ARMORY REDEVELOPMENT  
14 ASSOCIATES, LLC WITH AN INITIAL LEASE TERM OF  
15 FORTY YEARS; (3) A QUITCLAIM DEED WITH A RIGHT  
16 OF REVERTER CONVEYING A CITY-OWNED PARCEL OF  
17 LAND TO THE DEVELOPER; AND (4) RELATED  
18 AGREEMENTS AS DESCRIBED IN THE REDEVELOPMENT  
19 AGREEMENT, FOR THE RENOVATION AND LEASE OF THE  
20 ARMORY BUILDING, TO PROVIDE FOR THE PURCHASE  
21 BY THE DEVELOPER OF AN ADJACENT, APPROXIMATELY  
22 2.97 ACRE OF CITY-OWNED, IMPROVED PROPERTY  
23 LOCATED IN COUNCIL DISTRICT 7 AT 928 LIBERTY  
24 STREET TO BE DEVELOPED INTO APPROXIMATELY ONE  
25 HUNDRED RESIDENTIAL UNITS, AND TO PROVIDE AN  
26 OPTION TO THE DEVELOPER TO PURCHASE THE ARMORY  
27 BUILDING FOR A PERIOD OF 15 YEARS FROM THE  
28 EFFECTIVE DATE OF THE LEASE AT A PURCHASE  
29 PRICE OF \$2,749,975 WITH ANNUAL INCREASES AS  
30 SET FORTH IN THE LEASE; DESIGNATING THE OFFICE  
31 OF ECONOMIC DEVELOPMENT AS CONTRACT MONITOR

1 FOR THE REDEVELOPMENT AGREEMENT, LEASE,  
2 QUITCLAIM DEED AND RELATED AGREEMENTS;  
3 PROVIDING FOR CITY OVERSIGHT OF THE PROJECT BY  
4 THE DEPARTMENT OF PUBLIC WORKS AND OED;  
5 AUTHORIZING THE EXECUTION OF ALL DOCUMENTS  
6 RELATING TO THE ABOVE AGREEMENTS AND  
7 TRANSACTIONS, AND AUTHORIZING TECHNICAL  
8 CHANGES TO THE DOCUMENTS; PROVIDING AN  
9 EFFECTIVE DATE.

10  
11 **WHEREAS**, the City issued its request for proposal ("RFP")  
12 regarding the sale or lease of certain City-owned property known  
13 generally as the Armory Building and located at 851 N. Market  
14 Street, Jacksonville, Florida, and also for the purchase by the  
15 Developer of an adjacent parcel of City-owned land located at 928  
16 N. Liberty Street (the "Optional Parcel"); and

17 **WHEREAS**, Armory Redevelopment Associates, LLC (the  
18 "Developer") was selected as the winning bidder under the RFP and  
19 the City and Developer and the Office of Economic Development  
20 ("OED") have negotiated a Redevelopment Agreement pursuant to which  
21 the Developer will renovate the Armory Building ("Building") and  
22 enter into a long-term lease for the Building to be a mixed use  
23 facility consisting of a food hall, theater, offices/studios,  
24 conference and training centers, industrial maker workspace and  
25 similar uses authorized by the then current zoning of the Building,  
26 to provide for the purchase by the Developer of the Optional Parcel  
27 for the sum of \$864,000 to be developed into approximately 100  
28 residential units, and to provide an option for fifteen years from  
29 the Effective Date of the lease for the Developer to purchase the  
30 Armory Building at a purchase price of \$2,749,975 with annual  
31 increases as set forth in the Lease; and

1           **WHEREAS**, the Optional Parcel is not eligible to be placed on  
2 the affordable housing inventory list in that it does not have a  
3 current or planned zoning of AGR (Agricultural), CRO (Commercial  
4 Residential Office), RHD (Residential High Density) RLD  
5 (Residential Low Density), RMD (Residential Medium Density), RR  
6 (Rural Residential), RO (Residential/Office), nor is it located  
7 within a Planned Unit Development with residential entitlements;  
8 and

9           **WHEREAS**, the OED has reviewed the application submitted by the  
10 Developer for community development, and, together with  
11 representatives of the City, negotiated the Redevelopment  
12 Agreement, Lease and related documents and, based upon the contents  
13 of the agreements, has determined the agreements and the uses  
14 contemplated therein to be in the public interest, and has  
15 determined that the public actions and property conveyance  
16 contemplated in the Redevelopment Agreement take into account and  
17 give consideration to the long-term public interests and public  
18 interest benefits to be achieved by the City; and

19           **WHEREAS**, supporting the Project will provide for the  
20 restoration of the Armory Building and provide for the  
21 redevelopment of City-owned real property in the Springfield  
22 neighborhood, eliminate blight conditions in the area, and provide  
23 job opportunities to residents of the area; now, therefore

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

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

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

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

30           (c) The City's assistance for the Project will enable and  
31 facilitate the Project, the Project will enhance and increase the

1 City's tax base and revenues, and the Project will improve the  
2 quality of life necessary to encourage and attract business  
3 expansion in the City.

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

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

7 (f) The authorizations provided by this Ordinance are for  
8 public uses and purposes for which the City may use its powers as a  
9 municipality and as a political subdivision of the State of Florida  
10 and may expend public funds, and the necessity in the public  
11 interest for the provisions herein enacted is hereby declared as a  
12 matter of legislative determination.

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

16 **Section 2. Execution of Agreements.** The Mayor (or his  
17 authorized designee) and the Corporation Secretary are hereby  
18 authorized to execute and deliver the Redevelopment Agreement,  
19 Lease Agreement, quitclaim deed and related documents  
20 (collectively, the "Agreements") substantially in the form **On File**  
21 with the Legislative Services Division (with such "technical"  
22 changes as herein authorized), for the purpose of implementing the  
23 recommendations of the OED as further described in the  
24 Redevelopment Agreement.

25 The Agreements may include such additions, deletions and  
26 changes as may be reasonable, necessary and incidental for carrying  
27 out the purposes thereof, as may be acceptable to the Mayor, or his  
28 designee, with such inclusion and acceptance being evidenced by  
29 execution of the Agreements by the Mayor or his designee. No  
30 modification to the Agreements may increase the financial  
31 obligations or the liability of the City and any such modification

1 shall be technical only and shall be subject to appropriate legal  
2 review and approval of the General Counsel, or his or her designee,  
3 and all other appropriate action required by law. "Technical" is  
4 herein defined as including, but not limited to, changes in legal  
5 descriptions and surveys, descriptions of infrastructure  
6 improvements and/or any road project, ingress and egress, easements  
7 and rights of way, performance schedules (provided that no  
8 performance schedule may be extended for more than twelve months  
9 without Council approval) design standards, access and site plan,  
10 which have no financial impact.

11 **Section 3. Designation of Authorized Official and Office**  
12 **of Economic Development as Contract Monitor.** The Mayor is  
13 designated as the authorized official of the City for the purpose  
14 of executing and delivering any contracts and documents and  
15 furnishing such information, data and documents for the Agreements  
16 and related documents as may be required and otherwise to act as  
17 the authorized official of the City in connection with the  
18 Agreements, and is further authorized to designate one or more  
19 other officials of the City to exercise any of the foregoing  
20 authorizations and to furnish or cause to be furnished such  
21 information and take or cause to be taken such action as may be  
22 necessary to enable the City to implement the Agreements according  
23 to their terms. The OED is hereby required to administer and  
24 monitor the Redevelopment Agreement and to handle the City's  
25 responsibilities thereunder, including the City's responsibilities  
26 under such agreement working with and supported by all relevant  
27 City departments.

28 **Section 4. Oversight Department.** The Department of  
29 Public Works shall oversee the projects described herein.

30 **Section 5. Further Authorizations.** The Mayor, or his  
31 designee, and the Corporation Secretary, are hereby authorized to

1 execute the Agreements and all other contracts and documents and  
2 otherwise take all necessary action in connection therewith and  
3 herewith. The Economic Development Officer of the OED, as contract  
4 administrator, is authorized to negotiate and execute all necessary  
5 changes and amendments to the Agreements and other contracts and  
6 documents, to effectuate the purposes of this Ordinance, without  
7 further Council action, provided such changes and amendments are  
8 limited to amendments that are technical in nature (as described in  
9 Section 4 hereof), and further provided that all such amendments  
10 shall be subject to appropriate legal review and approval by the  
11 General Counsel, or his or her designee, and all other appropriate  
12 official action required by law.

13 **Section 6. Effective Date.** This Ordinance shall become  
14 effective upon signature by the Mayor or upon becoming effective  
15 without the Mayor's signature.  
16

17 Form Approved:

18  
19  /s/ John Sawyer

20 Office of General Counsel

21 Legislation Prepared By: John Sawyer

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