

1 Introduced by Council Member Cumber:
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4 **RESOLUTION 2020-741**

5 AN RESOLUTION DIRECTING THE DOWNTOWN
6 INVESTMENT AUTHORITY ("DIA") TO REVIEW AND
7 ANALYZE PENDING ORDINANCE 2020-648, THE LOT J
8 LEGISLATION, AND ALL ASSOCIATED CONTRACTS,
9 DOCUMENTS AND EXHIBITS PREVIOUSLY PROVIDED TO
10 THE CITY COUNCIL AND THE COUNCIL AUDITOR'S
11 OFFICE CONCERNING THE PROJECT ENTITLED "LOT J"
12 AND FORWARD TO THE CITY COUNCIL A RESOLUTION
13 WITH A RECOMMENDATION ON THE PROJECT PRIOR TO
14 FINAL ACTION OF THE CITY COUNCIL; REQUESTING
15 EMERGENCY ACTION UPON INTRODUCTION; PROVIDING
16 AN EFFECTIVE DATE.
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18 **BE IT RESOLVED** by the Council of the City of Jacksonville:

19 **Section 1. DIA Directive.** The Downtown Investment
20 Authority is directed to review Ordinance 2020-648, Lot J
21 legislation, and all documents and exhibits previously provided to
22 the City Council and the Council Auditor's Office, including but
23 not limited to: (a) a Development Agreement among the City, the
24 Downtown Investment Authority and Jacksonville I-C One Holding
25 Company, LLC ("Developer"); (b) the Live! Lease agreement between
26 the City and Developer; (c) a Parking Agreement between the City
27 and Developer or a Developer Subsidiary to manage vehicular parking
28 within the Project and in surface parking lots M, N and P at the
29 Stadium; (d) a Loan Agreement, Trust Agreement and related loan
30 documents for the provision of a \$65,500,000 no interest loan to
31 Developer to support the Project; (e) an Amendment No. 15 to the

1 Jaguars Lease to remove the Lot J surface parking lot from the
2 Demised Premises of the Jaguars Lease; (f) one or more quitclaim
3 deeds and related closing documents conveying portions of the Lot J
4 surface parking lot to the Developer or a Developer Subsidiary; (g)
5 the Market Rate REV Grant; and (h) easement agreements granting:
6 (i) an air rights easement to allow for construction of an elevated
7 walkway; and (ii) an access easement for the Developer to utilize
8 the Live! Plaza to be owned by the City and constructed as part of
9 the Infrastructure Improvements, and related agreements and
10 documents as described in the Development Agreement as filed as
11 part of pending Ordinance 2020-648. The DIA may consider any and
12 all related contracts which may have been negotiated since the
13 filing of Ordinance 2020-648. The DIA may also want to consider
14 documents, summaries and analyses prepared by the Council Auditor's
15 Office or other sources regarding 2020-648. The DIA Board is
16 directed to consider and forward to the City Council prior to final
17 action of the City Council, a resolution recommending approval,
18 approval with conditions, recommendations, or denial of 2020-648.
19 Ordinance 2020-648 shall be deferred until DIA has made the
20 recommendations noted herein.

21 **Section 2. Requesting emergency passage upon introduction**
22 **pursuant to Council Rule 4.901 Emergency.** Emergency passage upon
23 introduction of this legislation is requested. The nature of the
24 emergency is that Ordinance 2020-648 is currently pending before
25 Council and there is an immediate need for the Downtown Investment
26 Authority to the perform the powers and duties required by Chapter
27 55, *Ordinance Code*, concerning the Lot J Project.

28 **Section 3. Effective Date.** This resolution shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.
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Form Approved:

/s/ Margaret M. Sidman

Office of General Counsel

Legislation Prepared By: Margaret M. Sidman

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