



Legislation Details

File #:	2020-0648-D	Version:	1	Name:	
Type:	Ordinance	Status:		Denied:	Denied
File created:	10/27/2020	In control:		City Council:	City Council
On agenda:	1/12/2021	Final action:		5/12/2021:	5/12/2021

Effective date:

Title: ORD MC-Making Certain Findings & Auth the Borrowing from the City’s Commercial Paper Facility and/or Issuance of Fixed-Rate Debt in the Cumulative Amt of \$208,300,000 & Approp. thereof to Provide Funding for the Proj., Purpose of Approp.; Amending the 2021-2025 5 Yr C.I.P. Apvd. by Ord. 2020-505-E to Provide Funding for the Proj. Entitle “Lot J Developmnt Infrastructure Improvements”; Amending 2020-504-E, the FY 2021 Budget Ord., to Replace Schedule B4, the FY 2020-2021 C.I.P.’s Funded via Borrowing, to Auth the Borrowing and/or the Issuance of Debt for the (Lot J Developmnt Infrastructure) Improvemnts; Auth the Mayor, or His Designee, & Corp. Secretary to Execute & Deliver: (1) a Developmnt Agreemnt Among the City of Jax, the Downtown Investment Authority (“DIA”) & Jax I-C Parcel One Holding Co.,LLC (Inclusive of Affiliates or Subsidiaries, the “Developer”), which Agreemnt Provides for the Design, Construction, Ownership, Use, Mgmt, Operations, Costs & Financing for the Developmnt of What is Generally Known as the Lot J Surface Parking Lot to be Comprised of: (A) Approx. \$77,700,000 in Infrastructure Improvemnts to be Funded & Owned by the City; (B) an Approx. \$100,000,000 Live! District Entertainment Venues Comprised of Approx. 75,000 Sq. Ft. of Restaurants & Retail Space & Approx. 40,000 Sq. Ft. of Class A Office Space, with City Funding in the Max. up to, not to Exceed Amt. of \$50,000,000; (C) Two Mid-Rise Residential Bldgs Comprised of Approx. 400 Units Cumulatively; (D) a Upscale Hotel with 150 to 250 Rooms; & (E) a Surface Parking Lot with Approx. 700 Spaces Constructed on the Storm Water Detention Pond to the West of Lot J & Structured Parking an Addn’l Surface Spaces Totalling 700 Spaces; (2) a Lease btwn the Developer & the City for the Use, Mgmt & Operation of the Live! District by the Developer with an Initial Term of 35 Yrs with Four 10 yr Extension Terms; (3) a Parking Agreemnt for the Mgmt of Parking in the Proj. & the Surface Parking Lots M, N & P; (4) a Loan Agreemnt, Trust Agreemnt & Related Docs. for the Provision of a \$65,500,000 Loan from the City to the Developer with a Max Loan Term of 50 Yrs Secured by a Defeasance Trust; (5) Amendmnt Number 15 to the Lease (“Jaguars Lease”) Among the City of Jax, & Jax Jaguars,LLC (“J JL”) (Amendmnt No. 15) which Amendmnt No. 15 removes Parking Lot J From the Demised Premises under the Jaguars lease; (6) One or More Quitclaim Deeds & Related Closing Docs. Conveying the Approx. 9.24 Acre Lot J Surface Parking Lot Located at 1406 Gator Bowl Blvd. to the Developer at no Cost, Excluding the Live! Parcel & Public R/W Retained by the City; (7) Easement Agreements to Provide for: (A) An Air rights Easement to Support the Construction of an Elevated Walkway; & (B) an Easement to Provide Access to the Developer to Utilize the Live! Plaza to be Constructed as Part of the Infrastructure Improvements; & (8) Related Agreemnts & Docs. as Described in the Developmnt Agreemnt; Auth Approval of Technical Amendmnts by the Mayor or his Designee; Waiving Sec. 122.434 (Procedure for Disposition of Community Development Property), Subpart C (Community Redevelopmnt Real Property Dispositions), Pt. 4 (Real Property), Chapt. 122 (Public Property), Ord. Code, to Allow the Administration to Publish & Evaluate Notices & Responses in Accordance with Sec. 163.380, F.S.; Waiving Conflicting Provisions of Chapt. 500 (Community Developmnt-Policies & Procedures), Ord. Code, to Allow City Council to Approve the Legislation & Auth. the Agreemnt; Waiving Provisions of Secs. 55.108 (2), (4), (8), (9), (10), (14) & (20) (Powers & Duties), Chapt. 55 (Downtown Investmnt Authority), Ord. code, to Allow City council to Exercise those Powers for the Agreemnts & Functions of the Legislation; Waiving Sec. 55.115 (Procedures for Acquisition & Disposition of Downtown property), Chapt. 55 (Downtown Investmnt Authority), Ord. Code,to Allow for Disposition of Property to be Apvd. by Action of this legislation; Waiving Sec. 55.116 (Public Parking), Chapt. 55 (Downtown Investmnt Authority), Ord. Code, to Allow Approval of the Parking Agreemnt; Waiving Provisions of Chapt. 126, (Procurement Code), Ord. Code, with Respect to the Project, & to Allow the City to Directly Purchase Certain items Specified in the Developmnt Agreemnt; Invoking the Exception to Chapt. 126.107 (G), to

Allow the City to Directly Contract with Vendors for the Purchase of Materials as Necessary for the Infrastructure Improvemnts to be Owned by the City; Establishing requirements for Items to be Purchased; Providing a Statement of Intent to Comply with Treasury regulations; Amending Chapt. 191 (Special Events & Entertainment District), Pt. 1 (Special Events), Sec. 191.103 (Special Event Permit Required), Ord. Code, to Allow for Events at the Live! District Without Requiring Special Events Permits, Subject to Compliance with Public Safety Standards & other Requirements; Amending Chapt. 154 (Alcoholic Beverages), Pt. 1 (In General), Sec. 154.107 (Sale & Consumption of Alcoholic Beverages in Municipal Parks or on City-Owned or Leased Property; Penalty), Ord. Code, to Allow for the Consumption of Alcoholic Beverages on City Owned Property; Authorizing a Market Rate Recapture Enhanced Value (REV) Grant not to Exceed \$12,500,000 in Connection with the Residential Component of the Proj.; Authorizing a \$12,500,000 Completion Grant Payable in Equal Installments Over a 5 Yr Term Upon Completion of the Hotel Component of the Proj.; Oversight of the Construction Proj. by the Dept. of Public Works & the Chief Admin. Officer of the City; Oversight of the Agreemnts by the Sports & Entertainment Office. (Dist. 7-R.Gaffney) (B.T. 21-014) (Sawyer) (Req. of Mayor)

10/27/20 CO Introduced: Committee of the Whole

11/10/20 CO Meeting Cancelled-No Action

11/24/20 CO PH Read 2nd & Rereferred; Committee of the Whole

1/7/21 Committee of the whole Sub/Approve 15-4 (Carlucci, Ferraro, Becton, Hazouri)

1/12/21 CO Sub/Amend(FI)/Approved 12-7 Failed (Becton, Carlucci, DeFoor, Dennis, Ferraro, Hazouri, Morgan)

Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/10/20 & 11/24/20

Sponsors: Mayor

Indexes: COMMITTEE OF THE WHOLE

Code sections:

Attachments: 1. 2020-648 Original Bill.pdf, 2. 2020-648 On File.pdf, 3. 2020-648 Fact Sheet.pdf, 4. 2020-648 Exh 5.pdf, 5. 2020-648 Exh 4.pdf, 6. 2020-648 Exh 3.pdf, 7. 2020-648 Exh 2.pdf, 8. 2020-648 Exh 1.pdf, 9. 2020-648 Bill Summary.pdf, 10. 2020-648 Revised Exhibit 2.pdf, 11. 2020-648 Revised Exhibit 5.pdf, 12. 2020-648 Committee of the Whole Substitute.pdf, 13. 2020-648 Revised On-File.pdf, 14. 2020-648_Salem_Floor_Amd_#1_01_12.pdf, 15. 2020-648-D.pdf, 16. 2020-648-D Second Revised On File.pdf

Date	Ver.	Action By	Action	Result
1/12/2021	1	City Council	Sub/Amend(FI)/Approved	Pass
1/7/2021	1	Committee of the Whole 2023-2024	Sub/Approve	Pass
12/3/2020	1	Committee of the Whole 2023-2024	Defer	
11/24/2020	1	City Council	PH Read 2nd & Rereferred	
10/27/2020	1	City Council	Introduced to City Council and assigned	
10/13/2020	1	City Council		