



## Legislation Details

<b>File #:</b>	2020-0648-D	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Denied	
<b>File created:</b>	10/27/2020	<b>In control:</b>		City Council	
<b>On agenda:</b>	1/12/2021	<b>Final action:</b>		5/12/2021	
<b>Effective date:</b>					
<b>Title:</b>	<p>ORD MC-Making Certain Findings &amp; 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 &amp; 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, &amp; Corp. Secretary to Execute &amp; Deliver: (1) a Developmnt Agreemnt Among the City of Jax, the Downtown Investment Authority ("DIA") &amp; 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 &amp; 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 &amp; Owned by the City; (B) an Approx. \$100,000,000 Live! District Entertainment Venues Comprised of Approx. 75,000 Sq. Ft. of Restaurants &amp; Retail Space &amp; 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; &amp; (E) a Surface Parking Lot with Approx. 700 Spaces Constructed on the Storm Water Detention Pond to the West of Lot J &amp; Structured Parking an Addn'l Surface Spaces Totalling 700 Spaces; (2) a Lease btwn the Developer &amp; the City for the Use, Mgmt &amp; 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. &amp; the Surface Parking Lots M, N &amp; P; (4) a Loan Agreemnt, Trust Agreemnt &amp; 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, &amp; Jax Jaguars,LLC ("JLJ") (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 &amp; 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 &amp; 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; &amp; (B) an Easement to Provide Access to the Developer to Utilize the Live! Plaza to be Constructed as Part of the Infrastructure Improvements; &amp; (8) Related Agreemnts &amp; 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 &amp; Evaluate Notices &amp; Responses in Accordance with Sec. 163.380, F.S.; Waiving Conflicting Provisions of Chapt. 500 (Community Developmnt-Policies &amp; Procedures), Ord. Code, to Allow City Council to Approve the Legislation &amp; Auth. the Agreemnt; Waiving Provisions of Secs. 55.108 (2), (4), (8), (9), (10), (14) &amp; (20) (Powers &amp; Duties), Chapt. 55 (Downtown Investmnt Authority), Ord. code, to Allow City council to Exercise those Powers for the Agreemnts &amp; Functions of the Legislation; Waiving Sec. 55.115 (Procedures for Acquisition &amp; 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, &amp; to Allow the City to Directly Purchase Certain items Specified in the Developmnt Agreemnt; Invoking the Exception to Chapt. 126.107 (G), to</p>				

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 Agreements 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	Sub/Approve	Pass
12/3/2020	1	Committee of the Whole	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		