

**RESOLUTION 2023-12-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING AN AGREEMENT BETWEEN THE DOWNTOWN INVESTMENT AUTHORITY AND JACKSONVILLE ARMADA FC REGARDING THE UTILIZATION OF CAPACITY IN THE SPORT COMPLEX GARAGE FOR SPECIAL EVENT PARKING AS DESCRIBED IN THE ATTACHED TERM SHEET; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on April 21, 2022, the City of Jacksonville and the Downtown Investment Authority entered into a Mediated Settlement Agreement to litigation with Metropolitan Parking Solutions, LLC (hereinafter "MPS"), owner of the Courthouse Garage located at 116 Pearl Street North, the Sports Complex Garage located at 500 A. Philip Randolph Boulevard and the Arena Garage located at 999 East Adams Street, collectively "the Garages"; and

**WHEREAS**, the Mediated Settlement Agreement included a Lease Agreement for the Garages between MPS and the Downtown Investment Authority for a term that expires on September 30, 2051 and pursuant to which DIA is the tenant and responsible for operation of the Sports Complex Garage; and

**WHEREAS**, Jacksonville Armada FC is proposing to build a soccer stadium just outside the boundary of Downtown in proximity to the Sports Complex Garage and recently rezoned that property for the proposed use; and

**WHEREAS**, at their meeting of November 14, 2023, the Jacksonville City Council voted to approve Ordinance 2023-653, Rezoning Approved Subject to Conditions, which states, "Rezoning is approved subject to the following conditions..."

1. An event with an anticipated attendance of more than 1,228 people will require either (i) a private agreement for sufficient off-site parking, and/or (ii) coordination with ASM Global, or its successor, and the Downtown Investment Authority (DIA) to ensure that there is no conflicting event on such date which would reduce the capacity of the Sports Complex garage below 393 spaces or the amount required after obtaining private agreements.
2. Future expansion of seating capacity will require provision of an updated parking memorandum detailing coordination with ASM Global, or its successor, and the DIA for additional overflow parking.
3. A minor modification to this PUD detailing plans for seating capacity, construction of the Phase II parking garage, and coordination with ASM Global, or its successor, and the DIA for any overflow parking needs will be filed prior to submission of plans for garage construction."; and

**WHEREAS**, Coordination of parking with Jacksonville Armada FC will maximize garage revenue and allow for the efficient use of existing parking capacity; and

**WHEREAS**, the term sheet attached hereto as Exhibit A has been discussed and coordinated with the DIA, Jacksonville Armada FC and ASM Global and if approved, would be memorialized in a contractual agreement; and

**WHEREAS**, “Support the expansion, renovation, and improvement of existing, and creation of new, diverse civic attractions, cultural venues, theaters, and parks that provide a mix of activities and attract a broad range of demographics.” is a Strategic Objective of BID Plan Redevelopment Goal No. 4; and

**WHEREAS**, “Provide regular, routine, and accessible events and programming for Downtown workers, residents, and visitors.” is a Strategic Objective of BID Plan Redevelopment Goal No. 4.

**NOW THEREFORE, BE IT RESOLVED** by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA Board hereby approves this Resolution including the term sheet attached hereto as Exhibit A to allow for Jacksonville Armada FC to utilize capacity in the Sports Complex Garage for special events and establishing the process by which dates of use and determination of capacity will be decided.

**Section 3.** The DIA Board hereby authorizes the CEO to take all necessary action to prepare and execute on behalf of DIA an agreement with Jacksonville Armada FC memorializing the terms and process approved herein.

**Section 4.** The DIA Board hereby agrees to provide this Resolution and the agreement authorized hereby to the Office of Economic Development in anticipation that it will be incorporated as an Exhibit to the Redevelopment Agreement between the Office of Economic Development and Jacksonville Armada FC.

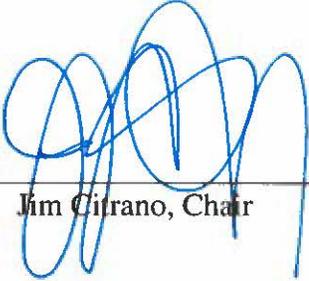
**Section 5.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**



  
Jim Cirrano, Chair

12/20/23  
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0

**Exhibit A to Resolution 2023-12-02**

**Jacksonville Armada FC Parking Term Sheet**

<p><b>Schedule Creation</b></p>	<ol style="list-style-type: none"> <li>1. All parties shall discuss possible dates available for events in the first week of December.</li> <li>2. Dates will be for 25 home games between March 1<sup>st</sup> and November 30<sup>th</sup> of each year.</li> <li>3. Available dates will be those where the DIA and ASM anticipate there will be a minimum of 393 spaces available in the Sports Complex Garage.</li> <li>4. Jacksonville Armada FC and ASM shall coordinate development of a preliminary schedule for dates and times for up to 25 home games by no later than December 31 of each year. Jacksonville Armada FC may request up to 25 additional dates for games or events subject to availability in the Sports Complex Garage as determined by DIA and ASM, also by December 31.</li> <li>5. Jacksonville Armada FC is allowed to schedule use of the garage for a minimum of 17 games on either Friday or Saturday night, with the possibility of up to 25 games if no conflicting events exist.</li> </ol>
<p><b>Blackout Dates</b></p>	<ol style="list-style-type: none"> <li>1. Blackout dates will be provided by the DIA, in association with ASM. These will be provided in the first week of December when discussing possible dates.</li> <li>2. Blackout dates on which no parking will be available.</li> </ol>
<p><b>Additional Terms and Conditions</b></p>	<ol style="list-style-type: none"> <li>1. Parties shall stay in close communication, no less frequently than monthly, as the season approaches and during the season, regarding additional events that are being scheduled and occurring within the Sports Complex, that may reduce the capacity of the Sports Complex Garage below the 393-space threshold that necessitates changing the starting time of a soccer game or rescheduling the game to a different date.</li> <li>2. Jacksonville Armada FC will be notified a certain, to be determined number of days before match day for a time change or a date change.</li> <li>3. Team shall use commercially reasonable efforts to have its ticket holders park in the Sports Complex Garage.</li> <li>4. All spaces at the Sports Complex Garage will be provided at the regular event rate.</li> <li>5. This agreement will be for three (3) years commencing on December 1<sup>st</sup> of the year before the Armada hosts its inaugural season in the new facility.</li> </ol>



# Downtown Investment Authority

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DATE: December 20<sup>th</sup>, 2023

TO: Strategic Implementation Committee

THRU: Carol Worsham, Committee Chair, Strategic Implementation Committee

FROM: Lori Boyer, Chief Executive Officer, Downtown Investment Authority

RE: Resolution 2023-12-02 Armada Parking

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## Parking Lease Agreement

On April 21<sup>st</sup>, 2022, the City of Jacksonville and the Downtown Investment Authority entered into a mediated settlement agreement with Metropolitan Parking Solutions, LLC (MPS) for three (3) garages that MPS owns at 116 Pearl Street North, 500 A. Philip Randolph Boulevard, and 999 East Adams Street (the garages). This settlement included a lease agreement between MPS and DIA with a term that expires on September 30<sup>th</sup>, 2051. Through this agreement, DIA is responsible for daily operations and collects the revenue from the garages.

## City Council Ordinance

On November 14<sup>th</sup>, 2023, the Jacksonville City Council voted to approve Ordinance 2023-653. This Ordinance requires that Jacksonville Armada FC find parking as a condition of rezoning parcels outside of the CRA boundary. This rezoning will allow Jacksonville Armada FC to construct a new soccer specific facility on the site to become a permanent stadium for the club. The conditions for this ordinance are:

1. Any event with an anticipated attendance of more than 1,228 people will require either (i) a private agreement for sufficient off-site parking and/or (ii) coordination with ASM Global, or its successor, and the Downtown Investment Authority to ensure that there is no conflicting event on such date which would reduce the capacity of the Sports Complex Garage below 393 spaces or the amount required after obtaining private agreements.
2. Future expansion of seating capacity will require provision of an updated parking memorandum detailing coordination with ASM Global, or its successor, and the DIA for additional overflow parking.
3. A minor modification to this PUD detailing plans for seating capacity, constriction of the Phase II parking garage, and coordination with ASM Global, or its successor, and the DIA for any overflow parking needs will be filed prior to submission of plans for garage construction.

Per these conditions, Jacksonville Armada FC is required to secure enough parking through agreements or coordination with owners or operators of offsite parking, with one option being the Sports Complex Garage. Jacksonville Armada FC is also required to coordinate with DIA or with other parking managers in the Sports Complex District to avoid conflicting events that will strain parking capacity.

### **Term Sheet**

The Term Sheet attached to this resolution defines the process that will be used to determine the dates the Sports Complex Garage will be available for Jacksonville Armada FC parking. This Resolution and Term Sheet will also be attached to the Redevelopment Agreement between the Office of Economic Development and Jacksonville Armada FC to fulfill the conditions of Ordinance 2023-653. The Term Sheet will provide for the DIA to open the Sports Complex Garage for events held at the soccer facility with an attendance of more than 1,228 people, per Ordinance 2023-653. A maximum capacity event would lead to the shortfall of 393 spaces at the facility that Jacksonville Armada FC will need to fill. This parking agreement will be for a term of three (3) years.

The Term Sheet will require all involved parties to coordinate and create a schedule in December of each year. The preliminary schedule will be completed by December 31<sup>st</sup> of each year. The Jacksonville Armada FC intends to play twenty-five (25) games at home each year between March and November, which means that the club's season overlaps with the Icemen, Jumbo Shrimp, Sharks, and Jaguars schedules. Other events such as concerts or shows at the Vystar Veterans Memorial Arena will also occur during the proposed Jacksonville Armada FC season. To ensure the needed capacity for events in the Sports Complex, the DIA and ASM can designate blackout dates on which no parking will be available. For example, the term sheet lists any day that Everbank Stadium's bowl seating is in use as an automatic blackout date. The Term Sheet also limits the number of allowed Friday or Saturday evening matches to seventeen (17). However, more dates may be selected based on events at other venues when that information becomes available. The term sheet requires coordination between all parties to ensure that there will be no event that will place a strain on parking. In the event there is a conflict, the soccer match will be moved to a different time or date, rather than the other event.

Jacksonville Armada FC has also requested up to twenty-five (25) additional dates to host other events at the soccer facility. These dates will be subject to the same blackout and scheduling considerations when available, but will be at the sole discretion of DIA, with coordination with ASM Global

### **BID Plan**

The Arlington Expressway serves as the boundary for the Combined Northbank CRA, and therefore places the location of the proposed soccer facility outside of the boundaries of DIA. However, supporting the parking needs of this facility still advances the BID Plan Redevelopment Goals. Redevelopment Goal No. 4 lists the following as strategic objectives:

1. "Support the expansion, renovation, and improvement of existing, and creation of new, diverse civic attractions, cultural venues, theaters, and parks that provide a mix of activities and attract a broad range of demographics."
2. "Provide regular, routine, and accessible events and programming for Downtown workers, residents, and visitors."

Under these two strategic objectives, the proposed soccer facility will help to support Redevelopment Goal No. 4.