

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2023-496

**Introducer/Sponsor(s):** Council President Salem

**Date of Introduction:** August 8, 2023

**Committee(s) of Reference:** F, NCSPHS

**Date of Analysis:** August 10, 2023

**Type of Action:** Termination of community redevelopment area; providing for allocation of remaining funds; direction to departments; request for fast-track passage on one cycle

**Bill Summary:** The bill terminates the existence of the Jacksonville International Airport Community Redevelopment Agency and provides for the allocation, transfer and/or disbursement of the CRA's remaining funds. It directs the Office of Economic Development to coordinate with the Public Works Department to complete the remaining budgeted CRA projects. Fast-track approval on one cycle is requested.

**Background Information:** The JIA CRA was created via a designation of blight conditions in the JIA surrounding area by the Council via Resolution 90-406-242 and the creation of the CRA boundaries, CRA plan and tax increment trust fund via Ordinance 93-159-57. By state law CRAs have a maximum lifespan of 30 years so FY22-23 represents the 30<sup>th</sup> year of the CRA's existence. The JIA CRA board passed its Resolution 2023-03 declaring that the goals of the CRA plan have been accomplished and finding that the CRA's existence is no longer warranted.

The JIA CRA board issued a report summarizing the history and work of the CRA and outlining how the blight conditions have been remediated and how the goals of the CRA plan have been met. The report notes that the taxable value of land within the CRA boundary has increased from \$214,187,381 the 95-96 tax year to \$1,864,654,906 in 22-23 and that a total of \$173,066,378 in tax increment revenue has been collected for use in meeting the CRA plan goals. Substantial publicly funded projects accomplished within the CRA include construction of the JIA South Access Road, the I-95/Airport Road Interchange project, and the widening of Main Street and Duval Road. Notable private development activities include the expansion of Coach Leatherware, Majestic Realty Company, the development of several new hotels, the River City Marketplace, substantial growth within the Jacksonville International Tradeport, and attraction of Amazon and Wayfair distribution centers.

**Policy Impact Area:** Community redevelopment area sunset

**Fiscal Impact:** The elimination of the CRA's tax increment district will see that previously dedicated revenue be added to the General Fund for use citywide. In FY22-23 the increment revenue was \$18,012,905. Remaining CRA obligations of \$3,811,227 (REV grant and QTI payments and debt service) will become the responsibility of the General Fund.

**Analyst:** Clements