

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2023-622

Introducer/Sponsor(s): Council President at the request of the Downtown Investment Authority

Date of Introduction: September 12, 2023

Committee(s) of Reference: NCSPHS, F

Date of Analysis: September 14, 2023

Type of Action: Authorization to execute amended redevelopment agreement

Bill Summary: The bill authorizes execution of an amended redevelopment agreement and an amended and restated CRA infrastructure improvements cost disbursement agreement between the City and Elements Development of Jacksonville LLC (RiversEdge) and the District Community Development District. The amended agreements increase the size of the project parcel by 1.2 acres and authorize the inclusion of additional property should it be acquired by the developer. The amendments increase the number residential units by 220, increase the number of hotel rooms by 53, and reduce the amount of retail space by 13,200 square feet. It also increases the maximum amount of the REV grant from \$56,025,000 to \$97,986,000 due to rising project costs, extends certain completion dates in the performance schedule, and grants permission to use 5-6 general contractors to construct various discrete elements of the CRA Infrastructure.

Background Information: The developer of RiversEdge project on the Southbank adjacent to the School Board headquarters proposes to several changes to the makeup of the development. One adjacent parcel is proposed to be added to the overall project and other parcels may be added in the future by additional acquisitions. The amounts of the various uses are proposed to be changed slightly (more residential and hotel units, less retail space). The most substantial change is an increase in the City's REV grant by \$41,961,000 to reflect the substantially increased overall cost of the project and therefor the increased assessed value and ad valorem revenue generated by the project. The developer also requested authorization for the Community Development District capital improvements to be constructed by multiple contractors rather than by a single contractor so that the bulkhead construction can proceed in advance of the other infrastructure work.

Policy Impact Area: Economic development

Fiscal Impact: The bill increases the City's maximum indebtedness for the RiversEdge REV grant by \$41,961,000 to 97,986,000 due to rising project costs.

Analyst: Clements