

**LEGISLATIVE FACT SHEET**

DATE: 09/22/21 BT or RC No: N/A  
(Administration & City Council Bills)

SPONSOR: Downtown Investment Authority (DIA)  
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: DIA

Provide Name: Lori Boyer

Contact Number: 255-5301

Email Address: boyerl@coj.net

**PURPOSE:** White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for (Minimum of 350 words - Maximum of 1 page.)

**The subject legislation:**

- a) Approves a Redevelopment Agreement substantially in the form attached providing incentives for the redevelopment of the 18.34 acre Florida Times Union property with multi-family residential, commercial-retail and mixed-use development, the terms of which are summarized more fully in the Term Sheet attached to DIA Resolution 2021-08-01; and
- b) Authorizes the purchase by the City, as part of the McCoy's Creek CIP project, approximately 4.6 acres of uplands and submerged lands within the 18.34 acre parcel to accommodate the relocation of McCoy's Creek thereby facilitating completion of the McCoy's Creek flood control, creek restoration and resiliency project using funds already appropriated for that project;
- c) Authorizes the payment of an additional supplemental purchase price for the referenced 4.6 acres, the combined total equaling appraised value, upon demolition of the current structure and clearing of a title issue near the edge of the site allowing full use of the site for a future park;
- d) Expands public view and access corridors to and from the St. Johns River and Riverside Avenue;
- e) Grants a deviation from 656.361.6.2.H.2(b) to authorize an increase to the maximum distance between the inside of the River View and Access Corridors from 250' to approximately 350'; and,
- f) Waiving Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), Section 656.361.8 (Deviations) A (General Considerations), Section 656.361.8.A.3., Section 656.361.8.A.4., and 656.361.8.A.5 Ordinance Code.
- g) Vacates approximately 0.12 acre right-of-way, and 0.12 acre drainage easement found on the subject property; and,
- h) Waives the Public Investment Policy to authorize a Completion Grant for the construction of a riverfront restaurant.

**Additional Requirements of the City**

In order to complete the McCoy's Creek project, coordinated with the redevelopment of the Times-Union property, the City will be responsible for the daylighting and relocation of McCoy's Creek to a widened channel approximately 100 feet to the east of its current location which will allow for more efficient and economical construction, improve the drainage capabilities and resiliency of the entire creek and create better recreational opportunities for park visitors. In doing so, the City will also be responsible for filling the existing creek bed and removing the existing bulkheads. Further, the City will be responsible for the continuation of May Street under the Riverside Avenue down ramp to provide access to the park and the property being redeveloped by the Developer.

APPROPRIATION: Total Amount Appropriated: NA as follows:  
 List the source name and provide Object and Sub-object Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____
Name of State Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____
Name of City of Jacksonville Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____
Name of In-Kind Contribution(s):	From: _____	Amount: _____
	To: _____	Amount: _____
Name & Number of Bond Account(s):	From: _____	Amount: _____
	To: _____	Amount: _____

**PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:**

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

<p>No Appropriation is requested as part of this legislation. 1.          REV Grants will be funded through incremental ad valorem tax receipts through the Northbank CRA as part of each fiscal year budget appropriation legislation.          2. Demolition of existing McCoy's Creek, acquisition of land for relocation of McCoy's Creek, construction of the relocated McCoy's Creek, and construction of the May Street extension for access to the property utilize funding currently approved in the CIP and are part of the McCoys Creek project.          3. Funds for the Supplemental Payment for Land in the amount of \$1,719,320 to bring the purchase price up to appraised value will be requested under separate appropriation from the General Fund once the pre-conditions have been satisfied to allow park use of this surplus parcel.          4. The Restaurant Completion grant of up to \$750,000. is envisioned to be funded by the NB CRA provided sufficient funds are available in the CRA in the year of completion. Funding will be appropriated in the annual CRA budget or by separate legislation in the fiscal year in which funds will be required.</p>
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**ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.**

**ACTION ITEMS:**

	Yes	No	
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Justification of Emergency: If yes, explanation must include detailed nature of emergency.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Note: If yes, note must include explanation of all-year subfund carryover language.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.</p>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Attachment &amp; Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Redevelopment Agreement and all other agreements and exhibits thereto are being prepared by OGC.</p> </div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate RC/BT form(s).</p>
Waiver of Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Waiving PIP to allow Completion Grant; Waiving 658,361.B.A.3,4 and 5 to allow incentives despite a grant of deviation, to eliminate the 2/3 majority required for the grant of deviation</p> </div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>

**ACTION ITEMS CONTINUED: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.**

**ACTION ITEMS:**

	<b>Yes</b>	<b>No</b>
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?**

Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reporting Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Attachment: If yes, attach appropriate form(s).**

**Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for generating reports.**

Downtown Investment Authority: John Crascimbeni, Contract and Regulatory Compliance Manager, 117 West Duval Street, Suite 310, 32202; 255-5308

Division Chief: Lori Boyer  
(signature)

Prepared By: Lori Boyer  
(signature)

Date: \_\_\_\_\_  
Date: \_\_\_\_\_

**ADMINISTRATIVE TRANSMITTAL**

**To:** MBRC, c/o Jasmine Jordan, Budget Office, St. James Suite 325

**Thru:** Brian Hughes, Chairman, CAO, Mayor's Budget Review Committee  
(Name, Job Title, Department)

Phone: 255-5012 E-mail: HughesB@coj.net

**From:** Lori Boyer, CEO  
Initiating Department Representative (Name, Job Title, Department)

Phone: 904-255-5301 E-mail: boyerl@coj.net

**Primary Contact:** Lori Boyer, CEO  
(Name, Job Title, Department)

Phone: 904-255-5301 E-mail: boyerl@coj.net

**CC:** Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor  
904-255-5015 E-mail: leeannk@coj.net

**COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL**

To: Peggy Sidman, Office of General Counsel, St. James Suite 480  
Phone: 904-630-4647 E-mail: psidman@coj.net

From: \_\_\_\_\_  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact: \_\_\_\_\_  
(Name, Job Title, Department)  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor  
904-255-5015 E-mail: leeannk@coj.net

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.  
Independent Agency Action Item:

	Yes	No	
Boards Action / Resolution?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?
			Executed DIA Resolution 2021-08-01

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**