

**LEGISLATIVE FACT SHEET**

DATE: 10/26/22 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: 904-255-5301

Email Address: [boyerl@coj.net](mailto: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.)

Legislation: the legislation will:

- a) Effectuate the sale, at appraised market value, of a 1.05-acre parcel comprising the western portion of the former Kids Kampus (the Office Parcel) for development of approximately 157,000 square feet of Class A office subject to an existing ground lease, along with the assignment of lessor's interest in the ground lease (the Office Parcel);
- b) Approve a Redevelopment Agreement for the disposition and redevelopment of the Office Parcel, the terms of which are summarized on are more fully identified in the Term Sheet attached to DIA Resolution 2022-09-01;
- c) Approve an Amended Redevelopment Agreement for the redevelopment of the Hotel Parcel including revised and additional Cost Disbursement Agreements to conform to the recently adopted CIP, the terms of which are summarized on are more fully identified in the Term Sheet attached to DIA Resolution 2022-09-01;
- d) Provide various temporary construction easements, permanent easements, and a crane air rights agreement to facilitate construction and operation of the panned redevelopment projects
- e) Amend the FY 2022-2026 Capital Improvement Plan to revise and correct the project scope descriptions of the Marina, Pier, Bulkhead, Riverwalk, and Marina Support Buildings to conform to the Cost Disbursement Agreements (no increase in City financial obligation).

APPROPRIATION: Total Amount Appropriated: NA as follows:  
 List the source name and provide Object and Subject 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: _____
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Name of State Funding Source(s):	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.)

Completion Grant is not being sought for appropriation at this time. REV Grants will be funded through the Northbank C.R.A. as part of each fiscal year budget appropriation legislation throughout the life of the CRA and thereafter by the general fund. Any disbursement agreements to be funded as part of already authorized CIP Budgets as funding is needed.

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

**ACTION ITEMS:**

Emergency?  Yes  No

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

Federal or State Mandate?  Yes  No

Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover?  Yes  No

Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.  
Attachment & 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?

The Redevelopment Agreements and all other agreements and exhibits thereto are being prepared by OGC.

Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waiver of Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment: If yes, attach appropriate RC/BT form(s).  
Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Waiver of the Public Investment Policy to authorize separate REV grants for the Office Building and Hotel improvements, which are separated and increase in amount for the combined REV grant authorized in Ordinance 2022-673E.

Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

2021-673 authorized the sale of the Hotel parcel, the ground lease of the Office parcel, the Redevelopment Agreement, easements and cost disbursements agreements modified hereby.

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

Reporting Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Crescimbeni, Contract and Regulatory Compliance Manager, 117 West Duval Street, Suite 310, 32202; 255-5306

Division Chief: \_\_\_\_\_  
(signature)

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

Prepared By: \_\_\_\_\_  
(signature)

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 *Lori Boyer*  
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: Rachel Zimmer, Director of Intergovernmental Affairs, Office of the Mayor  
904-255-5006 E-mail: rachelz@coj.net

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

To: Mary Staffopolous, office of General Counsel  
Phone: 904-255-5062 E-mail: mstaff@coj.net

From: \_\_\_\_\_  
Initiating Council Member / Independent Agency / Constitutional Officer

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact: \_\_\_\_\_  
(Name, Job Title, Department)

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

CC: Rachel Zimmer, Director of Intergovernmental Affairs, Office of the Mayor  
904-255-5006 E-mail: rachelz@coj.net

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

Boards Action / Resolution?  **Yes**  **No**

Attachment: If yes, attach appropriate documentation.  
If no, when is board action scheduled?

Executed DIA Resolution 2022-09-01

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