

**LEGISLATIVE FACT SHEET**

DATE: April 4, 2024

BT or RC No: BT24-096

(Administration & City Council Bills)

SPONSOR: **Office of Economic Development**

(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: **Office of Economic Development**

Provide Name: **Ed Randolph, Executive Director** Contact No: **255-5455**

Email **EdwardR@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 all other legislation. (Minimum of 350 words – Maximum of 1 page)

2210 Melson MZL LLC is the former Roux Laboratory manufacturing facility located at 2210 Melson Avenue. Roux Laboratories, a subsidiary of Revlon, Inc. was downsizing its operation and relocated to a smaller facility located at 5344 Overmyer Drive. The vacant 340,000 square foot building located on a 22-acre site is within the Northwest Jacksonville Economic Development Fund boundary area. This sixty-one-year-old facility needs to be renovated and upgraded to meet current standards. Mayfair Investment Partners acquired the building, and they are seeking to subdivide the building to provide smaller rental spaces, making it convenient for two to three tenants versus a single user.

The subject building is zoned light industrial and located within an industrial area within the urban core providing job opportunities for area residents. The developer Mayfair Investment Properties has indicated they are seeking to subdivide the building to provide smaller rental spaces, making it convenient for two to three tenants versus a single user. The cost associated with bringing this building up to current building code standards is estimated to cost \$3,734,000. The project site is located within a Level 1 Economically Distressed Area. The developer has indicated that the assistance from the Northwest Economic Development Fund is a material factor for completing the scope of the improvements. The proposed assistance is a Northwest Jacksonville Economic Development Fund (NWJEDF) Business Infrastructure Grant (BIG) in the amount of \$100,000, which is consistent with the Public Investment Guidelines for a NWJEDF BIG Grant.

APPROPRIATION: Total Amount Appropriated \$100,000 as follows: List the source **name** and provide Object and Subobject Numbers for each category listed below:

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

Name of Federal Funding Source(s)

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name of State Funding Source(s)

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name of COJ Funding Source(s)

From: Northwest JEDC Fund/Miscellaneous Sales and Charges Amount: \$100,000

To: Northwest JEDC Fund / Subsidies & Contributions To Private Org Amount: \$100,000

Name of In-Kind Contributions:

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name & No. 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 ongoing maintenance and staffing obligation? Per Chapter 122 & 106 regarding funding of anticipated post-construction operation costs. (Minimum of 350 words – maximum of 1 page.

2210 Melson MZL LLC is seeking public investment through the Northwest Economic Development fund Business Infrastructure Grant (BIG) Grant. The BIG Grant is a material factor in the decision to move forward with the extensive renovations associated with updating the sixty-one-year-old building to meet the current codes requirements for a light manufacturing/warehouse/distribution facility. This BT appropriates \$100,000 of available miscellaneous sales and charges revenue resulting from principal repayments to subsidies and contributions within the same fund for the NWJEDF BIG Grant. The project has a positive estimated ROI of 5.4: 1, for the City of Jacksonville.

ACTION ITEMS:

Emergency? Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

Federal or State Mandate? Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

Fiscal Year Carryover? Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

Fund 00117 if an all-years fund

CIP Amendment? Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

**Contract/Agreement Approval?** Yes  No

Attachment & Explanation: If yes, attach the Contract/Agreement & provide name of the Department and include contact name and telephone number of the person r that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed/drafted? **OGC will draft the Agreement and OED will provide oversight and administration.**

**Related RC/BT?** Yes  No  If yes, attach appropriate RC/BT form(s)

**Waiver of Code?** Yes  No

Code Reference: If yes, identify code section(s) in space below & provide detailed explanation (including impacts) within white paper.

**Code Exception:** Yes  No

Code Reference: If yes, identify code section(s) in space below & provide detailed explanation (including impacts) within white paper.

**Related Enacted Ordinances?** Yes  No

Code Reference: If yes, identify related code section(s) and ORD reference number in the space below & provide detailed explanation and any changes necessary within whitepaper.

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

**ACTION ITEMS:**

**Continuation of Grant?** Yes  No

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?** Yes  No  Attachment: If yes, attach appropriate form(s)

**Reporting Requirements?** Yes  No

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

## BUSINES IMPACT ESTIMATE


Pursuant to Section 166.041(4), F.S., the City is required to prepare a Business Impact Estimate for ordinances that are NOT exempt from this requirement.

A list of ordinance exemptions are provided below. Please check all exemption boxes that apply to this ordinance. If an exemption is applicable, a Business Impact Estimate IS NOT required.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement;
- The proposed ordinance is enacted to implement any of the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code;
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If none of the boxes above are checked, then a Business Impact Estimate IS REQUIRED to be prepared by the using agency/office/department and submitted in the MBRC filing packet along with the memorandum request, legislative fact sheet, etc. A Business Impact Estimate form can be found at: <https://www.jacksonville.gov/departments/finance/budget/mayor-s-budget-review-committee>

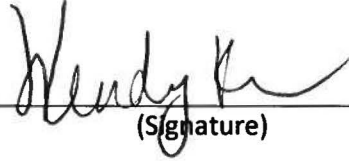
Executive Director:

  
(Signature)

Date:

4/4/24

Prepared By:

  
(Signature)

Date:

4/4/2024

**ADMINISTRATIVE TRANSMITTAL**

To: MBRC, c/o Budget Office, St. James Bldg., Suite 325

Thru: N/A  
(Name, Job Title, Department)

From: Ed Randolph, Executive Director, Office of Economic Development (OED)  
Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5455 E-Mail: EdwardR@coj.net

Primary Contact: Ed Randolph, Executive Director, Office of Economic Development (OED)  
(Name, Job Title, Department)

Phone: 255-5455 E-Mail: EdwardR@coj.net

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor

Phone: 255-5024 E-Mail: bnorris@coj.net

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

To: Mary Staffopoulos, Office of General Counsel, St. James Bldg., Suite 480

Phone: 255-5062 E-Mail: mstaff@coj.net

From: N/A  
Initiating Council Member/Independent Agency/Constitutional Officer

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Primary Contact: N/A  
(Name, Job Title, Department)

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor

Phone: 255-5024 E-Mail: bnorris@coj.net

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation

**Independent Agency Action Item:**

**Board(s) Action/Resolution?** Yes \_\_\_\_\_ No X

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

The NWJEDF Advisory Board recommended approval of the Project at their March 25, 2024 meeting.

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