

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2024-452

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

Date of Introduction: May 28, 2024

Committee(s) of Reference: NCSPHS, F

Date of Analysis: May 30, 2024

Type of Action: Appropriation; authorization to execute settlement agreement; authorization to execute amended redevelopment agreement; budget amendment; authorization of developer partially forgivable construction loan

Bill Summary: The bill appropriates \$7,600,000 from the Debt Management Fund to provide a partially forgivable construction loan to Fuqua BCDC One Riverside Project Owner, LLC pursuant to a mediated settlement agreement between the City and the developer. It authorizes execution of the settlement agreement and of a Second Amendment to the development agreement between the parties. The bill amends the FY23-24 budget ordinance to attach a Second Revised Schedule B4, entitled "FY 23-24 Debt Management Fund Detail", to reflect the funding of a \$7,600,000 construction loan to Developer for the Project. It authorizes the City to borrow under its Commercial Paper Program and/or issue fixed-rate debt in the maximum amount of up to \$7,600,000 and appropriates the funds for the construction loan consistent with the Settlement Agreement and Agreements. The Downtown Investment Authority is designated as the City's oversight agency for the project.

Background Information: The City and Fuqua BCDC One Riverside agreed in 2021 to a package of incentives for a residential, retail, mixed-use and restaurant project on Riverside Avenue at the site of the former Florida Times-Union building. The developer alleges that delays by the City in its construction of the McCoy's Creek relocation portion of the project has impacted its ability to complete its portion of the project in a timely manner. The parties agreed in a mediated settlement to redefine the McCoy's Creek Improvements project into phases with separate completion dates, to authorize a temporary construction easement from the City to the developer for the construction of an access road to the site, to clarify the definition of the Restaurant Improvements, and to make certain other changes as set forth in the Amendment Two.

Policy Impact Area: Economic development

Fiscal Impact: The bill appropriates \$7,600,000 from the Debt Management Fund to provide a partially forgivable construction loan

Analyst: Clements