



**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.)

Funding of the forgivable loans and deferred principal loan will require future appropriation by the Jacksonville City Council and will be sought after construction commences and the time frame for actual completion can be determined. Construction is currently projected to commence in late 2022 with a requirement to complete work within 24 months from commencement.

The grants (forgivable loans) and deferred principal loan will be funded from the General Fund (00111) pursuant to the Downtown Preservation and Revitalization Program and through the Downtown Economic Development Fund (00116) in an amount up to \$8,285,793 for redevelopment of the Union Terminal Warehouse.

This project would not be feasible without support from the City through the DPRP, or alternative capital subsidy. The building requires significant rehabilitation to ensure ADA compliance and environmental abatement of hazardous materials to make it ready to be used once again and contribute to the City's tax base in its highest and best use.

**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"/>	Justification of Emergency: If yes, explanation must include detailed nature of emergency. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Note: If yes, note must include explanation of all-year subfund carryover language. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <div style="border: 1px solid black; padding: 2px;">The Redevelopment Agreement was prepared by OGC and is on file. DIA will be responsible for contract oversight.</div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate RC/BT form(s).
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>

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

**ACTION ITEMS:**

	Yes	No	
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"/>	Attachment: If yes, attach appropriate form(s).
Reporting Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
			The DPRP Forgivable Loans and Deferred Principal Loan for the redevelopment will only be disbursed after completion of the improvements, issuance of a Certificate of Occupancy, and the approval of the HPS of the Planning Dept.

Division Chief: Lori Boyer  
(signature)

Date: 3/23/22

Prepared By: Steve T. Kelley  
(signature)

Date: 3/23/22

**ADMINISTRATIVE TRANSMITTAL**

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

**Thru:** Rachel Zimmer, Director of Intergovernmental Affairs, Office of the Mayor  
(Name, Job Title, Department)  
Phone: 255-5006 E-mail: rachelz@coj.net

**From:** Lori Boyer, Downtown Investment Authority, CEO  
Initiating Department Representative (Name, Job Title, Department)  
Phone: 255-5301 E-mail: boyerl@coj.net

**Primary Contact:** Steve Kelley, Downtown Investment Authority, Director of Development  
(Name, Job Title, Department)  
Phone: 255-5304 E-mail: skelley@coj.net

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

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

To: Peggy Sidman, Office of General Counsel, St. James Suite 480  
Phone: 255-5055 E-mail: psidman@coj.net

From: Lori Boyer, CEO of the Downtown Investment Authority  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: 904-255-5301 E-mail: lboyerl@coj.net

Primary Contact: Steve Kelley, Director of Development  
(Name, Job Title, Department)  
Phone: 904-255-5304 E-mail: skelley@coj.net

CC: Rachel Zimmer, Intergovernmental Affairs Liaison, Office of the Mayor  
Phone: 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:

	<b>Yes</b>	<b>No</b>	
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 2022-03-06

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

**DOWNTOWN INVESTMENT AUTHORITY  
COMMITMENT TRACKING REPORT  
April 18, 2022**

PROJECT (AS PREVIOUSLY APPROVED)	DIA RES	CITY ORD	FUNDED (Y OR N)	SOURCE OF FUNDING	GENERAL FUND IMPACT (Y OR N)	FISCAL YEAR												
						21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30				
Jones Bros. Bldg. (HPTF) <sup>8</sup>	2018-03-01	2018-630	N	HPTF	Y	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Iguana/Kids Kampus/Shipyards (Completion Grant)	2021-07-01	2021-673	N	General Fund	Y	\$ -	\$ -	\$ -	\$ -	\$ 25,834,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Iguana/Kids Kampus/Shipyards (Municipal Improvements)	2021-07-01	2021-673	N	General Fund	Y	\$ -	\$ -	\$ -	\$ -	\$ 13,373,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Related Group (Completion Grants)	2020-11-01	2021-0253	N	General Fund	Y	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Related Group (Municipal Improvements- Marina)	2020-11-01	2021-0253	N	General Fund	Y	\$ -	\$ 1,143,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FIS (Closing Fund Grant)	2019-08-01	2019-0596	N	General Fund	Y	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Regions Bank (DPRP)	2021-04-05	2021-210	N	General Fund	Y	\$ 250,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Church and Hogan (DPRP)	2021-01-04	2021-332	N	General Fund	Y	\$ -	\$ 8,624,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Laura Street Trio (DPRP)	2021-04-05	2021-0453	N	General Fund	Y	\$ -	\$ -	\$ -	\$ 24,674,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
One Riverside - Restaurant Completion Forgivable Loan	2021-08-01	2021-796	N	DEDF	Y	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
One Riverside - Supplemental Purchase Price	2021-08-01	2021-796	N	General Fund	Y	\$ 1,719,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Porter House (DPRP)	2021-08-02	2022-0030	N	General Fund	Y	\$ 669,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>SUBTOTAL (Future General Fund appropriation required)</b>						\$ 3,138,901	\$ 13,468,128	\$ 150,000	\$ 27,574,300	\$ 39,357,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,689,316	

**Subject Legislation**

Union Terminal (DPRP)

2022-03-06

TBD

N

General Fund

Y

TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND (Fully Approved and Being Proposed)	2022-03-06	TBD	N	General Fund	Y	\$ 3,138,901	\$ 13,468,128	\$ 150,000	\$ 35,860,093	\$ 39,357,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,975,109
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<sup>8</sup> Jones Bros unfunded grant to be renegotiated as part of new RDA