

LEGISLATIVE FACT SHEET

DATE: 09/30/25

BT or RC No: BT 26-03 NA
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Colin Tarbert, CEO, Downtown Investment Authority

Provide Name: Colin Tarbert, CEO, Downtown Investment Authority

Contact Number: 904-255-5301

Email Address: ctarbert@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.)

This legislation would effectuate the appropriation of three million five hundred thousand and zero dollars (\$3,500,000) from General Fund, fund balance, for a payment by the City in the same amount to Fidelity National Information Services, Inc. In October of 2019, as authorized by Resolution 2019-0596, the City and the Downtown Investment Authority entered into an Economic Development Agreement with Fidelity National Information Services, Inc. ("Company") for the construction of an approximately 300,000 square foot office building with a companion structured parking facility (i.e., parking garage). Included in that Economic Development agreement is an obligation of the City to pay what is referred to as the "City Closing Fund Grant" to the Developer in an amount equal to \$3,500,000. The Company has demonstrated a minimum capital investment of the required \$130,000,000. The Administration and City Council at the time of the legislation approving the Economic Development Agreement ("Project Sharp", Ordinance 2019-596) opted to delay the appropriation of the City Closing Fund Grant until such time as the payment was required to be made pursuant to the Economic Development Agreement.

As has been the practice of the City, the City appropriates the required funding, in this instance \$3,500,000, to the Downtown Economic Development Fund ("DEDF"). The City Closing Fund Grant is then paid to the Company by the DIA through the DEDF.

Public Parking: Pursuant to Ordinance 2019-527, DIA entered into a companion Economic Development Agreement dated March of 2020 that authorized a Cost Disbursement Agreement and the sale of a forty-foot (40') strip of City property to the Company. The sale went through the City and State required property disposition process for Community Redevelopment Agencies, and, in part, required that "upon substantial completion of the garage the developer and the City will enter into a Restrictive Covenants and Parking Rights Agreement to provide evening, weekend and holiday public parking for 130 parking spaces." In part, the justification and ROI for the City Closing Fund Grant at that time was the value (i.e., cost of construction) to the City of public parking spaces. Execution of the required Restrictive Covenants and Parking Rights Agreement by FIS will be a condition to disbursement of the Closing Grant.

APPROPRIATION: Total Amount Appropriated: \$3,500,000.00 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 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: General Fund	Amount: \$3,500,000.00
	To: General Fund -Fidelity National Information Services Economic Dev Fund	Amount: \$3,500,000.00

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.)

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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?	☐	☒	Justification of Emergency: If yes, explanation must include detailed nature of emergency.
Federal or State Mandate?	☐	☒	Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.
Fiscal Year Carryover?	☒	☐	Note: If yes, note must include explanation of all-year subfund carryover language. The funds are expected to be paid out in FY25-26
CIP Amendment?	☐	☒	Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.
Contract / Agreement Approval?	☒	☐	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? Note: the City/DIA and Company have entered into an agreement dated October 31, 2019. This appropriation and payment is required by the agreement.
Related RC/BT?	☒	☐	Attachment: If yes, attach appropriate RC/BT form(s).
Waiver of Code?	☐	☒	Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.
Code Exception?	☐	☒	Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.
Related Enacted Ordinances?	☒	☐	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. Ordinance 2019-0596-E & Ordinance 2024-0026-E

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?	☐	☒	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?	☐	☒	Attachment: If yes, attach appropriate form(s).
Reporting Requirements?	☐	☒	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.

BUSINESS 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.coj.net/departments/finance/budget/mayor-s-budget-review-committee>

Division Chief: _____

COLIN TARBERT, CHIEF EXECUTIVE OFFICER, DIA

Date: _____

Prepared By: _____

WANDA JAMES, FINANCIAL ANALYST

Date: 9/30/25

ADMINISTRATIVE TRANSMITTAL

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

Thru: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

(Name, Job Title, Department)

Phone: 255-5000

E-mail: BNorris@coj.net

From: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5000

E-mail: BNorris@coj.net

Primary
Contact

Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

(Name, Job Title, Department)

Phone: 255-5000

E-mail: BNorris@coj.net

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5000

E-mail: BNorris@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopoulos, Office of General Counsel, St. James Suite 480
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: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor
Phone: 255-5000 E-mail: BNorris@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?

Res. 2019-08-01

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED