

**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 2020-187

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: March 10, 2020

Committee(s) of Reference: NCSPHS, F

Date of Analysis: March 12, 2020

Type of Action: Authorization to execute redevelopment agreement; authorization of REV grant; authorization of redevelopment completion grant; authorization of project development loan; authorization to execute documents; designation of oversight agencies; Public Investment Policy waiver

Bill Summary: The bill authorizes execution of a redevelopment agreement between the City and Springfield Lofts, LLC for development of a mixed-use residential and commercial project at Pearl and West 3rd Streets in Springfield. The bill authorizes a redevelopment completion grant of \$1 million payable on project completion; a Recapture Enhanced Value grant of up to \$1 million payable over 10 years; and a development loan in the amount of \$1 million, payable upon substantial completion of the project. The bill authorizes City officials to execute redevelopment agreement and loan documents to facilitate the project. It designates the Office of Economic Development and the Public Works Department as the City's oversight agencies for the project. The bill waives the City's Public Investment Policy (PIP) to the extent needed to allow a 75% REV grant rather than the allowable 50%. The PIP is also waived to authorize the redevelopment completion grant and the project development loan that are not currently authorized under the PIP.

Background Information: The property in question is the former Jacksonville Jewish Center/Job Corps site on West 3rd Street between Pearl Street and Silver Street, across the street from Klutho Park. The developer proposes to invest approximately \$14 million in the project to redevelop the building into 78 residential units and 8,000 square feet of commercial/office space. The REV grant for the project would be equal to 75% of the county taxes generated by the redeveloped property payable over 10 years. The City also commits to paying a \$1 million redevelopment completion grant upon substantial completion of the project, and making a development loan in the amount of \$1 million, also payable upon substantial completion of the project, with a 20 year term at a 3% annual interest rate.

Policy Impact Area: Economic development

Fiscal Impact: The bill commits the City to a REV grant of up to \$1 million, a development completion grant of \$1 million, and a redevelopment loan of \$1 million.

Analyst: Clements