

**LEGISLATIVE FACT SHEET**

DATE: 06/29/21 BT or RC No: N/A  
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: DIA

Provide Name: Steve Kelley

Contact Number: 904-255-5304

Email Address: skelley@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 (Minimum of 350 words - Maximum of 1 page.)

The property was the subject of ISP-0552-19 issued by DIA in August of 2019 seeking proposals for redevelopment of the LaVilla site as for-sale townhomes. The DIA awarded the Property to the top-scoring respondent, adopted Resolution 2019-09-04, entered into a Redevelopment Agreement, and transferred the Property to an affiliate of Vestcor. Market changes associated with the pandemic, and after all permissible extensions, Vestcor determined that they could no longer proceed with development as proposed and the property reverted to the City voluntarily.

Following the advice of the City Procurement Division and the Office of General Counsel, the DIA published a Notice of Disposition to dispose of City-Owned real property identified by Duval County Tax Parcels 074830 0100, 074845 0000 and 074828 0100 and received no other bids for the property.

The Proposed development will consist of a minimum of 91 for-sale townhomes in Phase 1. All units will be offered as individual for sale product, adding to the diversity of residential options in the community. The Townhome units proposed by Johnson Commons will be three story (approximately 1400 square feet average) each with a one car garage.

Phase 2 of the development, fronting Lee and Forsyth Street will consist of a minimum of 10,000 square feet of stand -alone retail or a mixed-use product of multi-family residential and retail that includes a minimum of 10,000 square feet of retail on first floor. Vertical construction on Phase 2 will be commenced within 7 years of closing or property will revert. In the interim, this portion of the site will be developed as green space accessible to the adjacent Emerald Trail and maintained by the Developer. Future retail and or mixed use will face the Emerald Trail.

The Terms by which the DIA Board approved the disposition are attached to this memo in DIA Resolution 2021-03-02 and the attached Term Sheet

APPROPRIATION: Total Amount Appropriated: \_\_\_\_\_ N/A 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: _____	Amount: _____
	To: _____	Amount: _____
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.)

There is no appropriation of funds associated with this legislation. The Developer will pay for all costs of vertical and horizontal development and construction.

The City's financial contribution is in the form of the appraised value of land conveyed to the developer - \$3.58M. Estimated City Ad Valorem is \$3,643,097 and, along with the \$150,000 contribution to Lift Ev'ry Voice and Sing Park, provides an ROI of 1.06X.

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"/>	<p>Justification of Emergency: If yes, explanation must include detailed nature of emergency.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Note: If yes, note must include explanation of all-year subfund carryover language.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.</p>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Attachment &amp; 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?</p> <p>The Redevelopment Agreement was prepared by OGC and is on file. DIA will be responsible for contract oversight.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate RC/BT form(s).</p>
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></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 type="checkbox"/>	<input checked="" 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 generating reports.

Division Chief: *Lori Boyer*  
(signature)

Prepared By: *Stan T. Kelley*  
(signature)

Date: 6/29/21

Date: 6/29/21

**ADMINISTRATIVE TRANSMITTAL**

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

Thru: Brian Hughes, Chairman, CAO, Mayor's Budget Review Committee  
(Name, Job Title, Department)

Phone: 255-5012 E-mail: [HughesB@coj.net](mailto:HughesB@coj.net)

From: Lori Boyer, CEO  
Initiating Department Representative (Name, Job Title, Department)

Phone: 904-255-5301 E-mail: [boyerl@coj.net](mailto:boyerl@coj.net)

Primary Contact: Steve Kelley, Director of Downtown Real Estate and Development  
(Name, Job Title, Department)

Phone: 904-255-5304 E-mail: [skelley@coj.net](mailto:skelley@coj.net)

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor  
 904-255-5015 E-mail: [leeannk@coj.net](mailto:leeannk@coj.net)

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

To: Peggy Sidman, Office of General Counsel, St. James Suite 480  
Phone: 904-630-4647 E-mail: psidman@coj.net

From: Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact: \_\_\_\_\_  
(Name, Job Title, Department)  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor  
904-255-5015 E-mail: leeannk@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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Executed DIA Resolution 2021-03-02

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



ME

② 7-12-2021

# Downtown Investment Authority

## MEMORANDUM

**TO:** Brian Hughes, Chief Administrative Officer  
MBRC Chair

**FROM:** Lori Boyer *Lori Boyer*  
Downtown Investment Authority, CEO

**SUBJECT:** Mayor's Budget Review Committee  
LaVilla Townhomes / Johnson Commons, LLC

**DATE:** June 29, 2021

**APPROVED BY:**  
**MAYOR'S BUDGET  
REVIEW COMMITTEE**

**DATE** \_\_\_\_\_

JUL 1 2 2021

### Summary

The DIA seeks permission to file legislation requesting City Council approval of a property disposition for Duval County Tax Parcels 074830 0100, 074845 0000 and 074828 0100 for the development of 91 for-sale townhomes in Phase 1 of the development activity in the LaVilla District of the Northbank CRA by Johnson Commons, LLC.

Phase 2 of the development, fronting Lee and Forsyth Street will consist of a minimum of 10,000 square feet of stand-alone retail or a mixed-use product of multi-family residential and retail that includes a minimum of 10,000 square feet of retail on first floor. Vertical construction on Phase 2 will commence within 7 years of closing or property will revert. In the interim, this portion of the site will be developed as green space accessible to the adjacent Emerald Trail and maintained by the Developer.

This disposition was originally approved and granted to Vestcor in 2019 who then returned the property to the City following challenges brought upon by the COVID-19 pandemic. The DIA published a Notice of Disposition to dispose of the City owned real property in March 2021 and received no other bids.

The Terms by which the DIA Board approved the disposition are attached to this memo in DIA Resolution 2021-03-02 and the attached Term Sheet

Attachments: *Legislative Fact Sheet*  
*DIA Resolution 2021-03-02 with Terms & Conditions*  
*DIA Staff Report*  
*Redevelopment Agreement Substantially in the Form Attached*