

## LEGISLATIVE FACT SHEET

DATE: 08/07/19

BT or RC No: \_\_\_\_\_  
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Downtown Investment Authority

Provide Name: Guy Parola, Operations Manager

Contact Number: 255-5305

Email Address: gparola@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.)

Legislation is requested to approve a Redevelopment Agreement, which contemplates a disposition of City property, and a Restrictive Covenant. The Downtown Investment Authority issued a Notice of Disposition with respect to a City owned parcel located at the corner of Park and Forest Streets. Guidewell was the sole respondent and after scoring and review by the DIA Board, the Board adopted Resolution 2019-08-02 and the attached term sheet. The City would transfer the site to Blue Cross Blue Shield of Florida ("Florida Blue"), a Guidewell subsidiary, at no cost to Florida Blue, and Florida Blue would construct a parking garage on the site with a minimum of 750 parking spaces on or before March 31, 2021. Those spaces would be open to the public after 6 pm daily and 24 hours on weekends. Upon completion of the garage, the DIA would provide a \$3.5 million parking grant. The projected investment by Florida Blue for construction is \$21,000,000 and the land is appraised at 3.17 million. The project will return exempt property to the tax rolls generating annual ad valorem revenue, reduce City maintenance costs associated with the current site, and will provided needed public parking for retail uses both existing and planned, at a greatly reduced cost to the City. This project has a positive ROI for the City of Jacksonville.

APPROPRIATION: Total Amount Appropriated: 0.00 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: _____	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.)

The Redevelopment Agreement contemplates the conveyance of the site, appraised at \$3.17 million as a level buildable site, at no cost to Florida Blue and the award of a \$3.5 million Parking Grant to be paid upon completion of the garage and execution of the Restrictive Covenant that guarantees public access to the entire garage in the designated hours. There is a reverter in the event construction is not timely commenced. There is no REV grant and the currently exempt property will be returned to the tax rolls with an anticipated capital investment of \$21 million in addition to the land value. Further the City will acquire rights to public parking access valued at approximately \$11 million and the company will have the capacity to add employees to its Riverside campus once the facility is complete. Florida Blue will be responsible for all maintenance of the garage. The City has the right to decide whether it wishes to charge for parking and the rate to be charged, if any, and agrees to split the revenue with Florida Blue.

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

**ACTION ITEMS:**

Emergency?  Yes  No

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.

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?

Redevelopment Agreement and form of Restrictive Covenant attached to legislation. The Downtown Investment Authority will provide oversight and administration.

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.

**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.

Division Chief: Lou Boyer  
(signature)

Date: 8/7/2019

Prepared By: Lou Boyer  
(signature)

Date: 8/7/2019

**ADMINISTRATIVE TRANSMITTAL**

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

Thru: Lori Boyer, CEO, DIA

(Name, Job Title, Department)

Phone: 255-5301

E-mail: [BoyerL@coj.net](mailto:BoyerL@coj.net)

From: Guy Parola, Operations Manager, DIA

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5305

E-mail: [Gparola@COJ.net](mailto:Gparola@COJ.net)

Primary Contact: Guy Parola, Operations Manager, DIA

(Name, Job Title, Department)

Phone: 255-5305

E-mail: [Gparola@COJ.net](mailto:Gparola@COJ.net)

CC: Jordan Elsbury, Director of Intergovernmental Affairs, Office of the Mayor

255-5013

E-mail: [jelsbury@coj.net](mailto:jelsbury@coj.net)

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

To: Peggy Sidman, Office of General Counsel, St. James Suite 480

Phone: 904-255-5055

E-mail: [psidman@coj.net](mailto:psidman@coj.net)

From:

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Primary

Contact: (Name, Job Title, Department)

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

CC:

E-mail: \_\_\_\_\_

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item:

Yes

No

Boards Action / Resolution?

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

Resolution Attached

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