

1 Introduced by Council Member Boylan:  
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4 **ORDINANCE 2026-457**

5 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
6 AUTHORIZING THE BORROWING AND APPROPRIATION FROM  
7 THE CITY'S COMMERCIAL PAPER FACILITY IN THE  
8 AMOUNT OF \$1,000,000, TO PROVIDE AN UP TO  
9 \$1,000,000, THREE YEAR TERM, 2.0% INTEREST LOAN  
10 ("LOAN") TO THE JACKSONVILLE HOUSING AUTHORITY  
11 ("JHA") TO FUND THE DEMOLITION OF DOWNTOWN EAST  
12 APARTMENTS (FORMERLY KNOWN AS FRANKLIN ARMS  
13 APARTMENTS) AND RELATED ONSITE ENVIRONMENTAL  
14 REMEDIATION WORK; PROVIDING FOR CARRYOVER OF  
15 FUNDS TO FISCAL YEAR 2026-2027; AMENDING  
16 2025-504-E, THE FY 2025-2026 BUDGET ORDINANCE,  
17 TO REPLACE THE REVISED SCHEDULE B4 IN ORDER TO  
18 AUTHORIZE THE BORROWING AND/OR THE ISSUANCE OF  
19 DEBT FOR THE "DOWNTOWN EAST APARTMENTS  
20 DEMOLITION" PROJECT; AUTHORIZING THE CITY TO  
21 ENTER INTO AN AGREEMENT WITH JHA TO PROVIDE THE  
22 LOAN AS FURTHER DETAILED THEREIN; INVOKING THE  
23 EXEMPTION OF 126.108(G) (EXEMPTIONS FROM  
24 COMPETITIVE SOLICITATION), CHAPTER 126  
25 (PROCUREMENT CODE), *ORDINANCE CODE*, TO DIRECT  
26 CONTRACT WITH JHA; PROVIDING FOR OVERSIGHT OF  
27 THE AGREEMENT BY THE FINANCE DEPARTMENT;  
28 PROVIDING AN EFFECTIVE DATE.  
29

30 **WHEREAS**, Downtown East Apartments (formerly known as Franklin  
31 Arms Apartments), located at 888 Franklin Street in Jacksonville's

1 Historic Eastside/Downtown East neighborhood (the "Property"), has a  
2 history of safety and crime issues and was deemed a "nuisance  
3 property" by the City in 2022; and

4 **WHEREAS,** JHA acquired the Property on November 15, 2023, with  
5 the intention of demolishing and redeveloping the Property and has  
6 contracted with Soho Housing Partners to redevelop the property as a  
7 new, affordable housing community for seniors in accord with the  
8 conceptual redevelopment plan as placed **On File** with the Legislative  
9 Services Division and incorporated herein by this reference; and

10 **WHEREAS,** JHA has now vacated all tenants from Franklin Arms,  
11 boarded up windows and entrances, and taken other measures to secure  
12 the property prior to demolition and related onsite environmental  
13 remediation work following demolition (the "Project") in accord with  
14 the professional demolition specifications in substantially the same  
15 forms placed **On File** with the Legislative Services Division and  
16 incorporated herein by this reference; and

17 **WHEREAS,** JHA has obtained three responsive bids from  
18 responsible third party contractors to carry out the demolition of  
19 the Property as set forth on the Project cost breakdown sheet as  
20 placed **On File** with the Legislative Services Division and incorporated  
21 herein by this reference, and now desires to secure funding to  
22 contract with the lowest responsive and responsible contractor to  
23 carry out the Project as expeditiously as possible in the interest  
24 of promoting the health and well-being of nearby Jacksonville  
25 residents; and

26 **WHEREAS,** the Project is in the public interest and the  
27 financial assistance contemplated herein takes into account and gives  
28 consideration to the long-term public interests and public interest  
29 benefits to be achieved by the City; and

30 **BE IT ORDAINED** by the Council of the City of Jacksonville:

31 **Section 1. Findings.** It is hereby ascertained, determined,

1 found and declared as follows:

2 (a) The recitals set forth herein are true and correct.

3 (b) The Project will promote and further the public and  
4 municipal purposes of the City.

5 (c) Enhancement of the City's tax base and revenues, are  
6 matters of State and City policy and State and City concern in order  
7 that the State and its counties and municipalities, including the  
8 City, shall not continue to be endangered by unemployment,  
9 underemployment, economic recession, poverty, crime and disease, and  
10 consume an excessive proportion of the State and City revenues because  
11 of the extra services required for police, fire, accident, health  
12 care, elderly care, charity care, hospitalization, public housing and  
13 housing assistance, and other forms of public protection, services  
14 and facilities.

15 (d) The provision of the City's assistance is necessary and  
16 appropriate to make the Project feasible; and the City's assistance  
17 is reasonable and not excessive, taking into account the extent of  
18 the public benefits expected to be derived from the Project, and  
19 taking into account all other forms of assistance available.

20 (e) JHA and its contractors, on behalf of JHA, are qualified  
21 to carry out and complete the Project.

22 (f) The authorizations provided by this Ordinance are for  
23 public uses and purposes for which the City may use its powers as a  
24 county, municipality and as a political subdivision of the State of  
25 Florida and may expend public funds, and the necessity in the public  
26 interest for the provisions herein enacted is hereby declared as a  
27 matter of legislative determination.

28 (g) This Resolution is adopted pursuant to the provisions of  
29 Chapters 163, 166 and 125, *Florida Statutes*, as amended, the City's  
30 Charter, and other applicable provisions of law.

31 **Section 2. Appropriation.** For the 2025-2026 fiscal year,

1 within the City's budget, there are hereby appropriated the indicated  
2 sum(s) from the account(s) listed in subsection (a) to the account(s)  
3 listed in subsection (b):

4 (**Exhibit 1** is attached hereto and incorporated herein by this  
5 reference)

6 (a) Appropriated from:

7 See **Exhibit 1** \$1,000,000

8 (b) Appropriated to:

9 See **Exhibit 1** \$1,000,000

10 (c) Explanation of Appropriation:

11 The funding above appropriates \$1,000,000 from the City's  
12 Commercial Paper Facility to provide an up to \$1,000,000  
13 loan to the Jacksonville Housing Authority to fund the  
14 demolition of the Downtown East Apartments and related  
15 environmental remediation to the site.

16 **Section 3. Purpose.** The purpose of the appropriation in  
17 Section 2 is to appropriate funding for a three-year term, 2% interest  
18 loan in the amount of up to \$1,000,000 to fund the demolition of the  
19 Downtown East Apartments and related onsite environmental  
20 remediation.

21 **Section 4. Carryover.** The funds appropriated in this  
22 Ordinance shall not lapse but shall carryover to fiscal year  
23 2026-2027.

24 **Section 5. Amending 2025-504-E, the FY 2025-2026 Budget**  
25 **Ordinance, to Replace the Revised Schedule B4 to Allow Funding for**  
26 **the Franklin Arms Demolition Project.** 2025-504-E, the FY 2025-2026  
27 Budget Ordinance, is hereby amended to replace the Revised Schedule  
28 B4, entitled "FY 25-26 Debt Management Fund Detail," in order to  
29 allow for the funding by the City of the Downtown East Apartments  
30 Demolition project as authorized herein. The Second Revised Schedule  
31 B4 is attached hereto as **Exhibit 2.**

1           **Section 6.           Authorizing the Borrowing and Appropriation of**  
2 **Funds from the City's Commercial Paper Program.**   The City is hereby  
3 authorized to borrow under its Commercial Paper Program and/or issue  
4 fixed-rate debt in the maximum amount of \$1,000,000 and such funds  
5 are hereby appropriated to fund the Project, consistent with the  
6 Agreement, defined below. The authorization set forth in this Section  
7 is subject to the requirements and prerequisites of the Commercial  
8 Paper Program and/or bond programs.

9           **Section 7.           Authorizing the City to Enter into an Agreement**  
10 **with the Jacksonville Housing Authority.**   The City is hereby  
11 authorized to negotiate and enter into an Agreement with the  
12 Jacksonville Housing Authority ("Agreement") substantially in  
13 accordance with the term sheet attached hereto as **Exhibit 3**, for the  
14 purposes of providing the Loan to fund the Project.

15           **Section 8.           Invoking the Exemption to Section 126.108(g),**  
16 **Ordinance Code.**   The City is hereby authorized to enter into the  
17 Agreement with the Jacksonville Housing Authority for the purposes  
18 described in Section 3. Pursuant to Section 126.108(g) (Exemptions  
19 from competitive solicitation), Part 1 (General Regulations; Ethics  
20 and Transparency in Public Contracting), Chapter 126 (Procurement  
21 Code), *Ordinance Code*, such procurement is exempted from competitive  
22 solicitation because the supplies or services are to be provided by  
23 those specifically prescribed within authorizing legislation that  
24 appropriates the same. With the exception of the foregoing, all other  
25 provisions of Chapter 126, *Ordinance Code*, shall remain in full force  
26 and effect.

27           **Section 9.           Oversight Department.**   The Finance Department  
28 shall provide oversight for the Agreement authorized herein.

29           **Section 10.          Effective Date.**   This Ordinance shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 without the Mayor's signature.

1 Form Approved:

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3           /s/ Harry M. Wilson, IV          

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

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