

## LEGISLATIVE FACT SHEET

DATE: 12/23/24

BT ~~ORC~~ No: BT 25-037  
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Steve Kelley, Director of Downtown Real Estate and Development, DIA

Provide Name: Steve Kelley, Director of Downtown Real Estate and Development, DIA

Contact Number: 905-255-5304

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 all other legislation.

(Minimum of 350 words - Maximum of 1 page.)

The subject legislation requests City Council to appropriate funding for commitments made previously in ordinances:  
 1) 2021-796 (One Riverside - Restaurant Completion Forgivable Loan) \$750,000, paid upon completion and forgiven over 10 years at 10% annually, and  
 2) 2022-319 (Union Terminal (DPRP)), consisting of a Historic Preservation Restoration and Rehabilitation Forgivable Loan i/a/o \$4,246,963; a Code Compliance Renovations Forgivable Loan i/a/o \$2,381,671, and a \$1,657,159 Deferred Principal Loan payable at year 10 with interest payments to be made annually. Each loan is payable on completion subject to other terms and conditions, and  
 3) 2023-268 (525 W Beaver Street (DPRP)) consisting of a Historic Preservation Restoration and Rehabilitation Forgivable Loan i/a/o \$678,750, and a Code Compliance Renovations Forgivable Loan i/a/o \$572,680. Each loan is payable on completion subject to other terms and conditions.

APPROPRIATION: Total Amount Appropriated: \$10,287,223.00 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 Operating	Amount:	\$10,287,223.00
	To:	Fuqua BCDC-One Riverside	Amount:	\$750,000.00
	To:	East Union Holdings - Union Terminal -CCR	Amount:	\$2,381,671.00
	To:	East Union Holdings - Union Terminal -HPRR	Amount:	\$4,246,963.00
	To:	East Union Holdings - Union Terminal -DPRP	Amount:	\$1,657,159.00
	To:	525 W Beaver St - CCR	Amount:	\$678,750.00
	To:	526 W Beaver St - HPRR	Amount:	\$572,680.00

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.)

Each of the funding requests presented in this LFS were approved by previous legislation as noted above, and are subject to project completion and other terms and conditions found in each respective redevelopment agreement. Upon funding, DIA will administer each contract and distribute funds only upon the applicant developer achieving the requirements of their respective contracts.

**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"/>	Justification of Emergency: If yes, explanation must include detailed nature of emergency. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Fiscal Year Carryover?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Note: If yes, note must include explanation of all-year subfund carryover language. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <div style="border: 1px solid black; padding: 2px;">The RDA is provided as prepared by the OGC and will be filed substantially in the form as presented. DIA Will be responsible for contract management, although OED will manage the City Training Grant and the Target Industry Employment Grant under a MOU with the DIA.</div>
Related RC/BT?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate RC/BT form(s).
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Related Enacted Ordinances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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. <div style="border: 1px solid black; padding: 2px;">2021-796 (One Riverside - Restaurant Completion Forgivable Loan) \$750,000 2022-319 (Union Terminal (DPRP)), \$8,285,793 2023-268 (525 W Beaver Street (DPRP)), \$1,251,430     2024-504-E</div>

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

**ACTION ITEMS:**

	<b>Yes</b>	<b>No</b>
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"/>
Reporting Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment: If yes, attach appropriate form(s).

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.

DIA, through its Compliance Officer, John Crescimbeni, (904) 255-5306, will serve as contract manager to ensure all terms and conditions of disbursement are met prior to payout of any funds. Each recipient will have ongoing reporting requirements, and East Union Holdings will have payment obligations, also to be managed by the DIA Compliance Officer.

**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; or
- The proposed ordinance is enacted to implement 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; or
  - 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: Luci Boyer  
(signature)

Date: 12/23/2024

Prepared By: Stu T. Kelley  
(signature)

Date: 12/23/2024

**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: 904-255-5006 E-mail: BNorris@coj.net

From: Lori Boyer, CEO, Downtown Investment Authority  
Initiating Department Representative (Name, Job Title, Department)  
Phone: 904-255-5301 E-mail: boyerl@coj.net

Primary Contact: Steve Kelley, Director of Downtown Real Estate and Development, DIA  
(Name, Job Title, Department)  
Phone: 904-255-5304 E-mail: skelley@coj.net

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor  
Phone: 904-255-5006 E-mail: Bnorris@coj.net

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

To: Mary Staffopolus, Office of General Counsel  
Phone: (904) 255-5062 E-mail: mstaff@coj.net

From: Lori Boyer, CEO, Downtown Investment Authority  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: 904-255-5301 E-mail: boyerl@coj.net

Primary Contact: Steve Kelley, Director of Downtown Real Estate and Development, DIA  
(Name, Job Title, Department)  
Phone: 904-255-5304 E-mail: skelley@coj.net

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor  
Phone: 904-255-5006 E-mail: Bnorris@coj.net

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

Executed DIA Resolutions 2021-08-01, 2022-03-06, 2022-09-04
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**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**