

LEGISLATIVE FACT SHEET

DATE: 12/05/23 BT or RC No: N/A
 (Administration & City Council Bills)

SPONSOR: Office of Economic Development
 (Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Office of Economic Development

Provide Name: Ed Randolph, Executive Director

Contact Number: 904-255-5455

Email Address: edwardr@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 City and RP Sports Investments (RPSI) entered into an Option Agreement on 2/5/2020, as authorized by Ordinance 2019-853-E, for the purchase of approximately 5.83 acres of vacant City-owned land, located along A. Phillip Randolph Blvd., just north of Arlington Expressway, for the purpose of constructing a soccer stadium with a minimum seating capacity of 2,500 along with commercial office space in a building(s) no less than 25,000 sf and not more than 175,000 sf. The Option was exercised by RPSI on January 31, 2023 and the City and RPSI entered into a Purchase and Sale Agreement for the property on April 11, 2023, as authorized by Ordinance 2023-087-E.

The Option agreement currently requires RPSI to close on the property and commence construction by January 31, 2024 and complete construction by July 31, 2025. The commencement deadline will be amended to July 31, 2024 and the completion deadline will be extended through March 1, 2026 as part of this legislation. Correspondingly, the Quit-Claim Deed, Right of Reverter, and Put Option will be amended to reflect the July 31, 2024 commencement deadline.

The Purchase and Sale Agreement (PSA) requires the City to obtain consent from the University Athletic Association and University of Georgia Athletic Association with relation to the Agreement. As a result of discussions with the Associations, the PSA is being amended to require RPSI to provide documentation annually to demonstrate a minimum of 531 parking spaces for use by the City to partially fulfill the parking obligations under the FL/GA Agreement and the parking obligations under the Jaguars Lease. This requirement will be solidified with a Parking Lot License Agreement between the City and RPSI. Further, the PSA is being amended to reduce the required square minimum square footage for the office space from 25,000 to 10,000. This facility is intended to serve as the corporate headquarters for Listing Power Tools, Inc., a cloud-based company focused on using real estate fintech to improve real estate transactions.

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.)

No funds are being appropriated as part of this legislation. The purpose of the legislation is to extend the deadline for commencement from January 31, 2024 to July 31, 2024, as well as to extend the completion deadline in the Option Agreement from July 31, 2025 to March 1, 2026. The amendment will require RPSI to provide documentation annually to demonstrate a minimum of 531 parking spaces for use by the City to partially fulfill the parking obligations under the FL-GA Agreement and Jaguars Lease. The amended agreement will also reduce the required minimum square footage for the office facility from 25,000 to 10,000. OED and the Real Estate Division of PW will provide oversight for the PSA and Parking Lot License Agreement.

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 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; padding: 5px;">No funds are being appropriated</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: 5px;">Agreement drafted by OGC, with OED oversight in coordinate with the Real Estate Division of PW.</div>
Related RC/BT?	<input 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: 5px;">Ord. 2019-853-E, 2023-087-E</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"/>	<p>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?</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate form(s).</p>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>

BUSINESS IMPACT ESTIMATE

Pursuant to Section 166.041(4), F.S., the City is required to prepare a Business Impact Estimate for A list of ordinance exemptions are provided below. Please check all exemption boxes that apply to this

- The proposed ordinance is required for compliance with Federal or State law or regula
- 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 financia
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement;
- The proposed ordinance is enacted to implement any of the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code;
 - 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 t 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: 
(signature)

Date: 12/5/2023

Prepared By: 
(signature)

Date: 12/5/2023

ADMINISTRATIVE TRANSMITTAL

To: <https://www.coj.net/departments/finance/budget/mayor-s-budget-review-committee>
 MBRC, c/o the Budget Office, St. James Suite 325

Thru: N/A
 (Name, Job Title, Department)
 Phone: _____ E-mail: _____

From: Ed Randolph, Executive Director, Office of Economic Development (OED)
 Initiating Department Representative (Name, Job Title, Department)
 Phone: 255-5455 E-mail: edwardr@coj.net

Primary Contact: Ed Randolph, Executive Director, Office of Economic Development (OED)
 (Name, Job Title, Department)
 Phone: 255-5455 E-mail: edwardr@coj.net

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor
 Phone: 255-5024 E-mail: bnorris@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopolous, Office of General Counsel, St. James Bldg., Suite 480
 Phone: 255-5062 E-mail: mstaff@coj.net

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

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

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor
 Phone: 255-5024 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 scheduled?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED