

Introduced by Council Member Boylan and Co-Sponsored by Council Member Peluso and amended on the Floor of Council:

ORDINANCE 2026-457-E

AN ORDINANCE MAKING CERTAIN FINDINGS AND APPROPRIATING GENERAL FUND DEBT SERVICE SAVINGS IN THE AMOUNT OF \$1,000,000, TO PROVIDE AN UP TO \$1,000,000, THREE YEAR TERM, 2.0% INTEREST LOAN ("LOAN") TO THE JACKSONVILLE HOUSING AUTHORITY ("JHA") TO FUND THE DEMOLITION OF DOWNTOWN EAST APARTMENTS (FORMERLY KNOWN AS FRANKLIN ARMS APARTMENTS) AND RELATED ONSITE ENVIRONMENTAL REMEDIATION WORK; PROVIDING FOR CARRYOVER OF FUNDS TO FISCAL YEAR 2026-2027; AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH JHA TO PROVIDE THE LOAN AS FURTHER DETAILED THEREIN; INVOKING THE EXEMPTION OF 126.108(G) (EXEMPTIONS FROM COMPETITIVE SOLICITATION), CHAPTER 126 (PROCUREMENT CODE), *ORDINANCE CODE*, TO DIRECT CONTRACT WITH JHA; PROVIDING FOR OVERSIGHT OF THE AGREEMENT BY THE FINANCE DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Downtown East Apartments (formerly known as Franklin Arms Apartments), located at 888 Franklin Street in Jacksonville's Historic Eastside/Downtown East neighborhood (the "Property"), has a history of safety and crime issues and was deemed a "nuisance property" by the City in 2022; and

WHEREAS, JHA acquired the Property on November 15, 2023, with the intention of demolishing and redeveloping the Property and has

1 contracted with Soho Housing Partners to redevelop the property as a
2 new, affordable housing community for seniors in accord with the
3 conceptual redevelopment plan as placed **On File** with the Legislative
4 Services Division and incorporated herein by this reference; and

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

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

21 **WHEREAS,** the Project is in the public interest and the
22 financial assistance contemplated herein takes into account and gives
23 consideration to the long-term public interests and public interest
24 benefits to be achieved by the City; and

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

26 **Section 1. Findings.** It is hereby ascertained, determined,
27 found and declared as follows:

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

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

31 (c) Enhancement of the City's tax base and revenues, are

1 matters of State and City policy and State and City concern in order
2 that the State and its counties and municipalities, including the
3 City, shall not continue to be endangered by unemployment,
4 underemployment, economic recession, poverty, crime and disease, and
5 consume an excessive proportion of the State and City revenues because
6 of the extra services required for police, fire, accident, health
7 care, elderly care, charity care, hospitalization, public housing and
8 housing assistance, and other forms of public protection, services
9 and facilities.

10 (d) The provision of the City's assistance is necessary and
11 appropriate to make the Project feasible; and the City's assistance
12 is reasonable and not excessive, taking into account the extent of
13 the public benefits expected to be derived from the Project, and
14 taking into account all other forms of assistance available.

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

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

23 (g) This Ordinance is adopted pursuant to the provisions of
24 Chapters 163, 166 and 125, *Florida Statutes*, as amended, the City's
25 Charter, and other applicable provisions of law.

26 **Section 2. Appropriation.** For the 2025-2026 fiscal year,
27 within the City's budget, there are hereby appropriated the indicated
28 sum(s) from the account(s) listed in subsection (a) to the account(s)
29 listed in subsection (b):

30 **(Second Revised Exhibit 1**, labeled as "Second Revised Exhibit 1, 2nd
31 Rev B.T., June 23, 2026 - Floor" is attached hereto and incorporated

herein by this reference)

(a) Appropriated from:

See **Second Revised Exhibit 1** \$1,000,000

(b) Appropriated to:

See **Second Revised Exhibit 1** \$1,000,000

(c) Explanation of Appropriation:

The funding above appropriates \$1,000,000 from General Fund Operating CIP Debt Service Repayment - ISA-Debt Management Fund-Principal account to provide an up to \$1,000,000 loan to the Jacksonville Housing Authority to fund the demolition of the Downtown East Apartments and related environmental remediation to the site.

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

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

Section 5. Authorizing the City to Enter into an Agreement with the Jacksonville Housing Authority. The City is hereby authorized to negotiate and enter into an Agreement with the Jacksonville Housing Authority ("Agreement") substantially in accordance with the term sheet attached hereto as **Revised Exhibit 3**, labeled as "Revised Exhibit 3, Rev Term Sheet, June 15, 2026 - NCSPHS" for the purposes of providing the Loan to fund the Project.

Section 6. Invoking the Exemption to Section 126.108(g), Ordinance Code. The City is hereby authorized to enter into the Agreement with the Jacksonville Housing Authority for the purposes described in Section 3. Pursuant to Section 126.108(g) (Exemptions

1 from competitive solicitation), Part 1 (General Regulations; Ethics
2 and Transparency in Public Contracting), Chapter 126 (Procurement
3 Code), *Ordinance Code*, such procurement is exempted from competitive
4 solicitation because the supplies or services are to be provided by
5 those specifically prescribed within authorizing legislation that
6 appropriates the same. With the exception of the foregoing, all other
7 provisions of Chapter 126, *Ordinance Code*, shall remain in full force
8 and effect.

9 **Section 7. Oversight Department.** The Finance Department
10 shall provide oversight for the Agreement authorized herein.

11 **Section 8. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

14
15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Harry M. Wilson, IV

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