LEGISLATIVE FACT SHEET

DATE: 02/17/26   BT or RC No: NA

(Administration & City Council Bills)

SPONSOR: Downtown Investment Authority

(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Guy Parola

Provide Name: Guy Parola

Contact Number: (904) 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.)

This legislation amends the Performance Schedule contained in a Redevelopment Agreement ("RDA") between the City – DIA and AR Polar Jacksonville, LLC.

As part of the Four Seasons / Office project on what was formerly Kids Kampus, a relocation of the marine fire station was necessitated. The solution to its relocation was the acquisition of riverfront property at the end of the existing Festival Park Avenue on property owned by AR Polar Jacksonville, LLC, just east of WJCT. This acquisition is memorialized in a Redevelopment Agreement with AR Polar Jacksonville, LLC, dated April 1, 2023, which provided AR Polar Jacksonville, LLC, with two options: Option 1, receive a cash payment for the marine fire station property; or Option 2: in lieu of a cash payment, receive City-owned property contiguous to theirs.

The Performance Schedule within the RDA provided AR Polar Jacksonville, LLC, with a 5-year (March 31, 2028) window of time in which to decide between the two aforementioned options.

Companion to construction of the marine fire station (commencing in 2026), Festival Park Avenue was reconfigured to include a new, western entrance from East Bay Street (f/k/a Gator Bowl Boulevard). Completion of Festival Park Avenue, per the RDA, was to conclude by June 30, 2025. Due to the complexity of the various construction activities, including reconstruction of WJCT parking lot, marine fire station site work, substantial utility work, etc. the June 30, 2025 deadline has not been met (note: see illustration on following page). Additionally, the commencement of fire station parcel improvements did not commence pursuant to the Performance Schedule.

APPROPRIATION: Total Amount Appropriated: NA   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 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.)

N/A

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

ACTION ITEMS:	Yes	No	
Emergency?		X	Justification of Emergency: If yes, explanation must include detailed nature of emergency.
Federal or State Mandate?		X	Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.
Fiscal Year Carryover?		X	Note: If yes, note must include explanation of all-year subfund carryover language.
CIP Amendment?		X	Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.
Contract / Agreement Approval?	X		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?
Related RC/BT?		X	
Waiver of Code?		X	Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.
Code Exception?		X	Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.
Related Enacted Ordinances?	X		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?		X	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?

	Yes	No	
Surplus Property Certification?		X	Attachment: If yes, attach appropriate form(s).
Reporting Requirements?		X	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.

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: Colin Tarbert _____ Date: _____ 2/17/2026
                              (signature)

Prepared By: Guy Parola _____ Date: _____ 2/17/2026
                              (signature)

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: _____ 255-5000 _____   E-mail: _____ BNorris@coj.net _____

From: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor
_____
Initiating Department Representative (Name, Job Title, Department)

Phone: _____ 255-5000 _____   E-mail: _____ BNorris@coj.net _____

Primary Contact   Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor
_____
(Name, Job Title, Department)

Phone: _____ 255-5000 _____   E-mail: _____ BNorris@coj.net _____

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor
_____

Phone: _____ 255-5000 _____   E-mail: _____ BNorris@coj.net _____

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopoulos, Office of General Counsel, St. James Suite 480
     Phone: 904-255-5062   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, Director of Intergovernmental Affairs, Office of the Mayor

     Phone: 255-5000   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? | X | | | Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

Resolution 2025-12-01

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED