

LEGISLATIVE FACT SHEET

DATE: 12/09/19

BT or RC No: _____
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Downtown Investment Authority

Provide Name: Lori Boyer, Chief Executive Office

Contact Number: 255-5301

Email Address: boyerl@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 owns an approximately .77 acre parcel of real property identified by Duval County Tax Parcel Number 073670-0000, generally located at the intersection of Forsyth and Main Streets, and is currently used by the City as a surface parking lot operated by the Office of Public Parking. The City had previously approved the sale of the Property to the Barnett Developer for the same purchase price and with the same number of spaces reserved for nearby adaptive re-use projects, but the Barnett Developer's right to purchase the Property and construct the garage thereon and the City's obligation to master lease and operate the garage have terminated. In September of 2019, the DIA and the City negotiated the terms and conditions for the sale of the Property to Vystar Credit Union, substantively at the same terms as the former Barnett agreement. The DIA then issued an Invitation for Proposals in accordance with state statutes and the Jacksonville Code of Ordinances as they relate to the disposition of property within a Community Redevelopment Area. In order to effectuate the sale of property and memorialize the agreed upon terms and conditions, the DIA seeks to file legislation to (a) approve a redevelopment agreement with Vystar Credit Union; and (b) approve conveyance of the City-owned property to Vystar Credit Union via a Quitclaim Deed with reverter language should the requirements for commencement and completion of construction not be met. The general terms and conditions are: i) A purchase price for conveyance of the Property in its "As In" condition; ii) Close within thirty (30) days from acceptance of condition of title; iii) Commence construction within three (3) months of closing; iv) Complete construction within fifteen (15) months of commencement; v) Lease to the City approximately two hundred and fifty (250) spaces on a monthly basis at a rate of one hundred dollars (\$100.00) per month per space for a term of twenty (20) years. **Note: The DIA did not receive any additional responses to the Invitation for Proposals and the terms and conditions for conveyance of the property to Vystar Credit Union.**

APPROPRIATION: Total Amount Appropriated: 0.00 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: _____	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.)

An appropriation of funding is not being sought. Teh City/DIA parking spaces will be either for short-term (i.e. hourly) parking or long-term (i.e. monthly) parking, noting that some of the spaces may be used as an incentive for unrelated development. Pursuant to the Ordinance Code, section 122.434 (j), all proceeds from the sale or disposition of public property are deposited in the Redevelopment Special Revenue Fund of the Downtown Investment Authority. The purchase price of the subject property is \$943,403.

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.

Federal or State Mandate?

Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover?

Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment?

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Contract / Agreement Approval?

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?

A draft R.D.A. and Quitclaim deed are being finalized through the Office of General Counsel. Oversight will be the Downtown Investment Authority.

Related RC/BT?

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

Waiver of Code?

Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?

Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?

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?	<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 type="checkbox"/>	<input checked="" 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.

Division Chief: *Lou Berger*
(signature)

Date: 12/6/2019

Prepared By: *[Signature]*
(signature)

Date: 12/6/2019

ADMINISTRATIVE TRANSMITTAL

To: MBRC, c/o Roselyn Chall, Budget Office, St. James Suite 325

Thru: Lori Boyer, CEO, DIA

(Name, Job Title, Department)

Phone: 255-5301

E-mail: BoyerL@coj.net

From: Guy Parola, Operations Manager, DIA

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5305

E-mail: Gparola@COJ.net

Primary Contact: Guy Parola, Operations Manager, DIA

(Name, Job Title, Department)

Phone: 255-5305

E-mail: Gparola@COJ.net

CC: Jordan Elsbury, Director of Intergovernmental Affairs, Office of the Mayor

255-5013

E-mail: jelsbury@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Peggy Sidman, Office of General Counsel, St. James Suite 480

Phone: 904-255-5055

E-mail: psidman@coj.net

From: _____

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: _____

E-mail: _____

Primary

Contact: _____
(Name, Job Title, Department)

Phone: _____

E-mail: _____

CC: _____

E-mail: _____

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?

DIA Resolution 2019-09-04

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED