

**LEGISLATIVE FACT SHEET**

DATE: 8/26/2021

BT or RC No: \_\_\_\_\_

(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: **Kirk Wendland, Executive Director** Contact No: **255-5455**

Email: [kwendland@coj.net](mailto:kwendland@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)

Concept Development, Inc. (CDI) is a full-service real estate development company specializing in build to suit projects for long term clients such as Firestone Auto Care Centers, Tractor Supply, Sleep Number, Race Trac, Verizon Wireless and Dollar General. CDI provides a full range of real estate development services to meet the clients' specific needs. The project proposed is the development of a Dollar General store on East 8<sup>th</sup> Street & Phoenix Avenue.

The project site is located at 1040 E. 8<sup>th</sup> Street, JF 32206. The site was designated a superfund site by the Environmental Protection Agency. The business closed and the site has been vacant since 1991 due to the environmental contamination. Perfect Score Realty Group, II, LLC is the property owner. CDI proposes to clean up the entire 3.53-acre site in accordance with the BSRA Agreement in place with the various regulatory agencies. Once the site is cleaned in accordance with the BSRA CDI proposes to purchase the western 1.37-acre parcel and construct a 10,640 square foot building to be leased to Dollar General. The balance of the site (2.13-acres) will remain available for future development by the property owner Perfect Score Realty Group II, LLC.

Estimated costs associated with this retention/expansion project is estimated to be \$2,119,864 and are summarized as follows:

• <u>Site Acquisition (1.37 acres)</u>	<u>\$108,000</u>
• <u>Site Development Costs</u>	<u>534,500</u>
• <u>Building Construction</u>	<u>570,535</u>
• <u>Architectural/Engineering and Legal Fees</u>	<u>324,135</u>
• <u>Environmental Remediation</u>	<u>582,694</u>
<u>Total Estimated Cost</u>	<u>\$2,119,864</u>

Concept Development estimates that the expansion would result in the creation of an additional 4 new full-time jobs and provide general retail products and services to this Food Desert neighborhood within Census Tract 174, a Level 2 Distress Area .

APPROPRIATION: Total Amount Appropriated \$300,000 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 the title of the legislation)

Name of Federal Funding Source(s)

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name of State Funding Source(s)

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name of COJ Funding Source(s)

From: Northwest OED Fund / Northwest JEDC Fund / Transfer from Fund Balance Amount: \$300,000

To: Northwest OED Fund / Northwest JEDC Fund / Subsidies & Contributions To Private Org

Amount: \$300,000

Name of In-Kind Contributions:

From: \_\_\_\_\_ Amount: \_\_\_\_\_

To: \_\_\_\_\_ Amount: \_\_\_\_\_

Name & No. 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 ongoing maintenance and staffing obligation? Per Chapter 122 & 106 regarding funding of anticipated post-construction operation costs. (Minimum of 350 words – maximum of 1 page.)

The City of Jacksonville proposes to provide:

Project Assistance: Concept Development, Inc. has requested a Northwest Economic Development Fund Business Infrastructure Grant (BIG) in the amount of \$300,000 to fund the financing gap necessary to remediate the project site. The level of Northwest assistance requested exceeds the maximum grant amount of \$100,000 and maximum funding amount of \$250,000, resulting in the need to waive the Public Investment Policy to fund this project. Due to the unusual nature of the contaminants remaining within the soil and the high cost associated to remove and properly dispose of the contaminated soil this site cannot be developed without financial assistance from the Northwest Economic Development Fund Business Infrastructure Grant (BIG).

The Northwest Economic Development Fund reviewed the Business Infrastructure Grant request in the amount of \$300,000 to Concept Development, Inc. at their August 24, 2021, meeting. The item was

approved unanimously by those present. Additionally, there is an existing City of Jacksonville Brownfield Loan in the remaining amount of \$47,500 outstanding with current Property Owner and at the request of the Property Owner and with concurrence of the City Council Representative that the loan repayment be waived as a part of this request.

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

ACTION ITEMS:

**Emergency?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

**Federal or State Mandate?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

**Fiscal Year Carryover?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

**The Northwest Fund (1Cloud Fund 00117) is an all years fund.**

**CIP Amendment?** Yes \_\_\_ No **X** \_\_\_\_\_

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

**Contract/Agreement Approval?** Yes **X** \_\_\_\_\_ No \_\_\_\_\_

Attachment & Explanation: If yes, attach the Contract/Agreement & provide name of the Department and include contact name and telephone number of the person r that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed/drafted? **OED will provide oversight and administration.**

**Related RC/BT?** Yes **X** \_\_\_\_\_ No \_\_\_\_\_ If yes, attach appropriate RC/BT form(s)

**Waiver of Code?** Yes **X** \_\_\_\_\_ No \_\_\_\_\_

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

**Code Exception:** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

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

**Related Enacted Ordinances?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

Code Reference: If yes, identify related code section(s) and ORD reference number in the space below & provide detailed explanation and any changes necessary within whitepaper.

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

ACTION ITEMS:

**Continuation of Grant?** Yes \_\_\_\_\_ No **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?

**Surplus Property Certification?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_ Attachment: If yes, attach appropriate form(s)

**Reporting Requirements?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

Explanation: List agencies (including City Council/Auditor) to receive reports and frequency of reports, including when reports are due. Provide name of the Department and include contact name and telephone number of the person responsible for generating.

Executive Director:   
(Signature)

Date: 08/26/2021

Prepared By:   
(Signature)

Date: 08/26/2021

**ADMINISTRATIVE TRANSMITTAL**

To: MBRC, c/o Jasmine Jordan, Budget Office, St. James Bldg., Suite 325

Thru: N/A  
(Name, Job Title, Department)

From: Kirk Wendland, Executive Director, Office of Economic Development (OED)  
Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5455 E-Mail: kwendland@coj.net

Primary Contact: Ed Randolph, Director Business Development  
(Name, Job Title, Department)

Phone: 255-5454 E-Mail: edr@coj.net

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5015 E-Mail: leeannk@coj.net

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

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

Phone: 255-5055 E-Mail: psidman@coj.net

From: N/A  
Initiating Council Member/Independent Agency/Constitutional Officer

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Primary Contact: N/A  
(Name, Job Title, Department)

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation

**Independent Agency Action Item:**

**Board(s) Action/Resolution?** Yes \_\_\_\_\_ No **X** \_\_\_\_\_

Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**