

LEGISLATIVE FACT SHEET

DATE: 03/24/25 BT or RC No: N/A
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Lori Boyer

Provide Name: Lori Boyer

Contact Number: 255-5302

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 purpose of this legislation is to effectuate an amendment to a lease between WJCT and the City entered into on March 31, 1977, as amended and restated (December 17, 2002) as well as to memorialize through a Redevelopment Agreement mutual obligations between the City and WJCT relating to the reconstruction of the City-owned WJCT lease area and Festival Park Avenue. Additionally, the legislation will effectuate a First Amendment to the Agreement Regarding Metropolitan Park, Special Events and Related Matters.

In 2022, the City, as part of the Shipyards redevelopment project, conveyed what was Kids Kampus to Iguana. That property contained a marine fire station, which is being relocated to a property adjacent to WJCT. The City acquired the new location pursuant to a Redevelopment Agreement with AR Polar Jacksonville, LLC. Both the fire station and the AR Polar Jacksonville, LLC, Redevelopment Agreement necessitate the reconstruction and extension of Festival Park Avenue, the cascading effects are: (a) WJCT lease boundary amendment; (b) reconstruction and reconfiguration of WJCT parking lot (a City-owned asset); (c) an amendment to the WJCT – City lease; and (d) a need to memorialize City and WJCT obligations during and post construction.

This legislation will: effectuate a lease amendment; memorialize the City improvements to Festival Park Avenue and WJCT parking lot (e.g. number of parking spaces, landscaping, etc.), a City-owned asset; memorialize parking obligations by the City during construction; memorialize other contractual provisions as drafted by the Office of General Counsel (e.g., defaults, insurance, indemnification, etc.); and memorialize obligations by WJCT (e.g. granting of access during construction). The First Amendment to the Agreement Regarding Metropolitan Park, Special Events and Related Matters will extend the obligation of the City to contribute \$30,000 a year, an obligation that has been in effect since 2002 and ends in 2027, to 2037. In consideration of the \$30,000, in-kind services for audio and video production and editing services on an annual basis for the creation of a two-to-three-minute professional quality video highlighting downtown development progress, parks, etc., with the specific material to be included and identified annually by the Downtown Investment Authority or City will be created and provided by WJCT. insurance, indemnification, etc.); and memorialize obligations by WJCT (e.g. granting of access during construction).

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	From: _____	Amount: _____
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Source(s):	To:	Amount:
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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.)

Beginning in 2028 and for ten years after, ending in 2037, as part of the City's annual budget, a \$30,000 contribution for services will be included. There is no appropriation sought until FY 2028-2029.

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></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></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></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? Negotiations ongoing. Department of Public Works is contract manager. OGC is drafting
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></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></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. 77-111-55 (City-WJCT f/k/a "Community Television, Inc." lease); 77-0112 (identification of land for community television and broadcasting); 82-1068 (lease boundary amendment); 2002-976-A (WJCT Amended & Restated Lease); 2021-673-E (RDA and property sale, Iguana); 2022-871-E (Iguana office property sale); 2023-89-E (AR Polar Jacksonville, LLC fire-station parcel acquisition, RDA)

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? <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate form(s). <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>

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;
- ☐ 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 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;
 - 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: _____
(signature)

Date: 3/20/2025

Prepared By: _____
(signature)

Date: 3/20/2025

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: Lori Boyer
(Name, Job Title, Department)
Phone: 255-5302 E-mail: boyerl@coj.net

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

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED