

LEGISLATIVE FACT SHEET

DATE: 10/13/25

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: _____
Paul Crawford/Ed Randolph

Contact Number: _____
255-5446

Email Address: _____
paulc@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 Armory Redevelopment Associates (The Purchaser) and the City entered into a lease agreement and redevelopment agreement in 2020. The lease was authorized by Ordinance 2020-591-E for the renovation and redevelopment of the Old Armory Building. An amendment to the agreements was approved by Ordinance 2022-767-E in order to extend the performance schedule. Since that time, the terms of the agreement have expired and Armory Redevelopment Associates is wishing to purchase the property at the price previously stated as an "option" in the approved legislation.

As further background, The Armory Building was built in 1916 and has been occupied by both the State and City. As part of the agreement, The Developer was required to rezone the property to accommodate the uses proposed for the property. Upon the due diligence/title work necessary for the rezoning, it was discovered that there was not clear title by the City. Furthermore, there was unopened Right-of-Way (ROW) for Orange Street running through the parking area of the property. Each of these two issues had to be resolved in order for the rezoning and financing to occur. To date, the ROW has been closed and the title issues have been resolved through the Office of General Counsel (OGC).

Considering the foregoing, the Office of Economic Development believes it appropriate to sell the property and no longer require any other terms associated with the previous agreement. Upon MBRC approval and further direction, the Legislation will be drafted with the desired account string for the sale proceeds to be deposited in.

APPROPRIATION: Total Amount Appropriated: \$0 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.)

The City is proposing to sell the property "As-Is" to Armory Redevelopment Associates for an amount commensurate with the sale price contemplated in the originally approved agreement under Ordinance 2020-591-E and amended by Ordinance 2022-767-E. This will alleviate the responsibility of maintenance by the City. The account in which the funds will be deposited will be identified prior to introduction of the legislation to sell the property.

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"/>	<p>Justification of Emergency: If yes, explanation must include detailed nature of emergency.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Note: If yes, note must include explanation of all-year subfund carryover language.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.</p>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <div style="border: 1px solid black; padding: 5px;"> <p>A Purchase and Sale agreement will be entered into and the Office of Economic Development which will include the accounting of the proceeds.</p> </div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate RC/BT form(s).</p>
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Related Enacted Ordinances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Ordinance 2020-591-E (Armory Lease Agreement) and Ordinance 2022-767-E (Amended and Re-stated Armory Lease Agreement)</p> </div>

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

ACTION ITEMS:

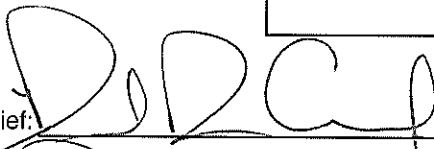
	Yes	No
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

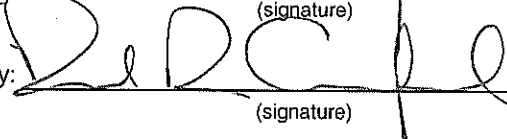
Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?

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

Division Chief: 
(signature)

Prepared By: 
(signature)

ON BEHALF OF
ED RANDOLPH

Date: 10/14/25

Date: 10/14/25

ADMINISTRATIVE TRANSMITTAL

To: MBRC, c/o Jessie Xia , Budget Office, St. James Suite 325

Thru: N/A

(Name, Job Title, Department)

Phone: _____

E-mail: _____

From: Ed Randolph, Executive Director, Office of Economic Development (OED)

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5455

E-mail: edwardr@coj.net

Primary Contact: Paul Crawford, Director of Business Development, OED

(Name, Job Title, Department)

Phone: 255-5446

E-mail: paulc@coj.net

CC:

E-mail: _____

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopolous, Office of General Counsel, St. James Bldg., Suite 480

Phone: 904-255-5055

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, Intergovernmental Liaison, Office of the Mayor

904-255-5024 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