Council Auditor's Office
Bill 2025-30 - Executive Branch Reorganization

Organizational Changes

Department/Division	Current Department	Proposed Department	Number of Positions Moved
Development Services Division	Planning and Development Department	Public Works Department	55
Building Inspection Division	Planning and Development Department	Public Works Department	124
Solid Waste Division	Public Works Department	Office of Administrative Services	123
Environmental Quality Division	Neighborhoods Department	Office of Administrative Services	90

Footnotes:

1. The reorganization is expected to be budget neutral per the Administration.
2. The previous reorganization approved by Council in May 2024 through Ord. 2024-175-E has not yet been reflected in 1Cloud, the City's financial system. The Administration has indicated that if approved, this reorganization will be reflected in 1Cloud prior to the FY 25/26 budget process.
3. Immaterial costs are anticipated due to changes that will be required to be made to the City's website, documents, signage, etc. as a result of the proposed changes.

Downtown Investment Authority

Ordinance 2025-067
Funding Appropriation for Three DIA Projects

Ordinance 2025-067 seeks approval for funding appropriation of $10,287,223, the amount representing the City's funding obligation on three development projects as previously approved by the Jacksonville City Council in ordinances as outlined below:

1) 2022-319 (Union Terminal (DPRP))
   Facilitates the rehabilitation and reuse of the historic Union Terminal Warehouse building located at 700 Union Street E expected to provide a minimum of 220 mixed-income residential units and 38,000 square feet of commercial/retail space.
   a. Historic Preservation Restoration and Rehabilitation Forgivable Loan i/a/o $4,246,963 forgivable over five years.
   b. Code Compliance Renovations Forgivable Loan i/a/o $2,381,671 forgivable over five years.
   c. Deferred Principal Loan $1,657,159 payable at year 10 with interest payments to be made annually.

2) 2023-268 (525 W Beaver Street (DPRP))
   Facilitates the rehabilitation of the historic Hillman-Pratt Funeral Home located at 525 W Beaver Street in the LaVilla District of Downtown Jacksonville. The redevelopment will create 13 apartments and approximately 1,500 square foot commercial space for a coffee shop or wine bar on the ground floor that will be open to the public.
   a. Historic Preservation Restoration and Rehabilitation Forgivable Loan i/a/o $678,750 forgivable over five years.
   b. Code Compliance Renovations Forgivable Loan i/a/o $572,680 forgivable over five years.

3) 2021-796 (One Riverside - Restaurant Completion Forgivable Loan)
   Developer will incorporate a riverfront restaurant not less than 2,500 square feet with outdoor seating of not less than 1,000 square feet capable of serving meals to 100 or more patrons simultaneously, the Completion grant amount is a maximum of $750,000 and not to exceed 50% of cost, paid upon completion and forgiven over 10 years at 10% annually.

Completion of both Union Terminal Warehouse and 525 W Beaver Street is expected in the next one to two months. Distribution of funds to the Developer requires inspection of the property for compliance with the Certificate of Appropriateness issued by the Historic Preservation

Section, and satisfactory review of invoices, lien releases, and other documentation to evidence Substantial Completion of the project in accordance with the Redevelopment Agreement.

The restaurant improvements at One Riverside are currently required for completion by September 30, 2025, and construction is proceeding accordingly.

The legislation is assigned to be heard by the Neighborhoods, Community Services, Public Health and Safety Committee, and Finance Committees on February 18, and February 19, respectively.

Please contact me at 255-5304 or through email at skelley@coj.net with any questions you may have on this important legislation.

Sincerely,

Steven T. Kelley, DBA
Director of Downtown Real Estate and Development
Downtown Investment Authority

DOWNTOWN INVESTMENT AUTHORITY
COMMITMENT TRACKING REPORT
2/14/2025

PROJECT (AS PREVIOUSLY APPROVED)	DIA RES	CITY ORD	ROI	FUNDED (Y OR N)	SOURCE OF FUNDING	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	Total
Iguana/Kids Kampus/Shipyards (Completion Grant)	2022-09-01	2022-871	1.13	N	General Fund	$ -	$ 25,834,886	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,834,886
Home2Suites (DEDG)	2021-12-01	2022-316	1.34	N	General Fund	$ -	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ -	$ 2,146,698
Central Nat'l Bank Historic (DPRP)	2022-07-02	2022-841	0.53	N	General Fund	$ 5,814,697	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,814,697
Jones Bros. (DPRP)	2023-05-03	2024-37	0.50	N	General Fund	$ -	$ 6,033,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,033,500
Greenleaf (DPRP)	2023-08-01	2024-36	0.60	N	General Fund	$ -	$ 4,969,900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,969,900
Gateway N4 (Completion Grant)	2024-04-12	2024-0495	1.07	N	General Fund	$ -	$ -	$ 6,844,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,844,000
Gateway N5 (Completion Grant)	2024-04-12	2024-0495	1.06	N	General Fund	$ -	$ -	$ 1,906,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,906,000
Gateway N8 (Completion Grant)	2024-04-12	2024-0495	1.08	N	General Fund	$ -	$ -	$ -	$ 25,557,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,557,000
Gateway N11 (Completion Grant)	2024-04-12	2024-0495	1.06	N	General Fund	$ -	$ -	$ 4,639,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,639,000
Rise Doro	2024-06-01	2024-633	1.01	N	General Fund	$ -	$ -	$ 3,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000
Related River City (Completion Grant Appropriated and Escrov	2024-05-05	2024-748	1.13	N	General Fund	$ -	$ 39,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,000,000
Blue Sky (QTI)	2024-10-06	2024-946	1.06	N	General Fund	$ -	$ -	$ -	$ 37,500	$ 75,000	$ 112,500	$ 150,000	$ 150,000	$ 112,500	$ 75,000	$ 37,500	$ 750,000
Blue Sky (Training Grant)	2024-10-06	2024-946	1.06	N	General Fund	$ -	$ -	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 1,200,000
SUBTOTAL (*Future General Fund appropriation required*)						**$ 5,814,697**	**$ 76,076,808**	**$ 16,927,522**	**$ 26,133,022**	**$ 613,522**	**$ 651,022**	**$ 388,522**	**$ 388,522**	**$ 351,022**	**$ 313,522**	**$ 37,500**	**$ 127,695,681**

TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND						**$ 5,814,697**	**$ 76,076,808**	**$ 16,927,522**	**$ 26,133,022**	**$ 613,522**	**$ 651,022**	**$ 388,522**	**$ 388,522**	**$ 351,022**	**$ 313,522**	**$ 37,500**	**$ 127,695,681**

Lines shaded in pink are subject to cancellation

2025-0067

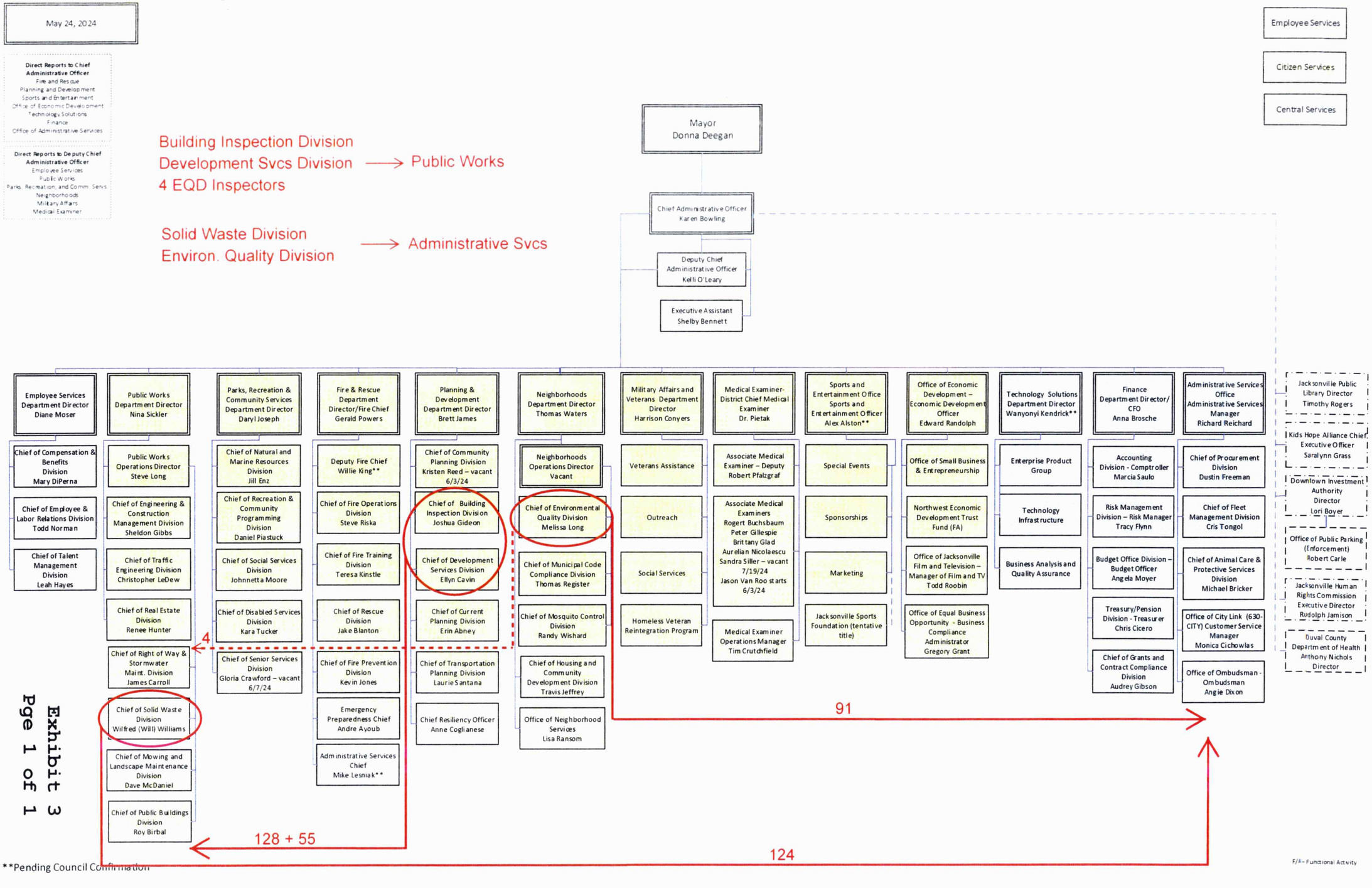

Exhibit 3
Pge 1 of 1

2024-0030