

# CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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**Bill Type and Number:** Ordinance 2023-316

**Introducer/Sponsor(s):** Council Member Carlucci

**Date of Introduction:** May 9, 2023

**Committee(s) of Reference:** NCSPHS, R, F

**Date of Analysis:** May 11, 2023

**Type of Action:** Ordinance Code amendment; authorization to develop grant criteria and selection process; designation of oversight agency; provision for fund carry-over to future fiscal year

**Bill Summary:** The bill amends Ordinance Code Chapter 111 – Special Revenue and Trust Accounts – to create a new Section 111.909 - Restore Endangered Historic Adaptable Buildings (REHAB) Trust Fund, a non-lapsing all-years fund. The purpose of the fund is make grants to incentivize the repair, rehabilitation and restoration of income-producing or mixed-use historic buildings or historic buildings owned by not-for-profit corporations, located throughout Jacksonville, excluding the Downtown Area, which is already covered by similar DIA programs. It authorizes the Planning and Development Department to create criteria and a selection process for property owners to apply for the grants. The City’s Chief Administrative Officer or his designee is designated as the City’s oversight official. Carry-over of funds to future fiscal years is authorized.

**Background Information:** The intent of the REHAB trust fund is to provide an additional incentive to the owners of historic commercial buildings to rehabilitate and restore them to productive use rather than demolish them because of the cost of rehabilitation. The program guidelines adopted by the ordinance limit grant awards to \$100,000 for eligible costs. In order to qualify for a grant, the structure in question must meet several criteria:

- The building must be at least 50 years old. and
- The building must be income-producing, mixed-use, or owned by a not-for-profit corporation; and
- The building must be located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
- The building must be architecturally or historically significant; and
- The building must be: a) a designated local landmark, or b) a contributing structure to a designated local historic district; or c) declared a potential local landmark, with final local landmark approved by the City Council prior to final approval of the grant.
- The building must be declared critically endangered by the Jacksonville Historic Preservation Commission.

The guidelines limit eligible expenses to 75% of eligible costs for the restoration or rehabilitation of the building exterior or historic features on the interior; 75% of costs to bring the property up to levels as required for Code Compliance or related fire and safety requirements; 30% of eligible costs for the rehabilitation of the building interior; and 20% of the above eligible costs for general requirements and overhead of the general contractor.

**Policy Impact Area:** Historic preservation and restoration

**Fiscal Impact:** None directly; authorizes grant-making as funds become available

**Analyst:** Clements