

## LEGISLATIVE FACT SHEET

DATE: 10/30/2023

BT or RC No: N/A

(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: Ed Randolph, Executive Director Contact No: 255-5455

Email [edwardr@coj.net](mailto:edwardr@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 City Council approved Resolution 2016-719-A to support the development of a mixed-use commercial, office, medical and residential project at the northeast quadrant of Max Leggett Parkway and Owens Road. The legislation approved two incentives for the Company. The first was a REV Grant based on an estimated \$33.8M in private capital investment at the REV Grant Parcels within the development. The REV Grant Parcels include the following uses: office, medical office, bank, and warehouse/flex space. This was a ten-year REV Grant (50% of the incremental increase in ad valorem taxes), capped at \$1,750,000. The second was a Tax Increment District (TID) Grant in an amount not to exceed \$200,000 to partially fund infrastructure improvements for the Project.

The EDA dated September 29, 2017 required the Company to commence construction by January 1, 2018 and to complete construction of the infrastructure improvements by December 31, 2019. Amendment One to the EDA was signed on March 19, 2020. This technical amendment extended the completion date by twelve months, to December 31, 2020. Amendment Two, authorized via Ordinance 2020-734-E and signed on February 12, 2021, extended the completion date by three (3) years, from December 31, 2020 to December 31, 2023, to allow for the development of a new VA clinic.

The VA Clinic was expected to be fully operational by the end of calendar year 2023. As a result of construction delays, the development is not anticipated to be complete and fully operational until the first quarter of calendar year 2024. In order to accommodate the completion of the new VA Clinic and related infrastructure improvements, the Company has requested a third amendment to the EDA to extend the completion date by an additional six (6) months, to June 30, 2024. The Amendment would also include an option to extend the completion deadline by six (6) additional months at the discretion of the Office of Economic Development. The REV Grant Final Year will change from 2030 to 2032.

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 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: Amount:

To: Amount:

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.)

This EDA includes a ten-year REV Grant (50% of the incremental increase in ad valorem taxes), capped at \$1,750,000 and a Tax Increment District (TID) Grant in an amount not to exceed \$200,000. Amendment Three will require the Company to demonstrate the creation of at least twenty (20) New Jobs by December 31, 2024 as well as an investment of at least \$4M in infrastructure improvements to qualify for the TID Grant. Similarly, the Company will need to provide evidence of a minimum of \$20M of private capital investment by December 31, 2024 or the REV Grant will be terminated. The TID funds are fully encumbered in 1Cloud and the REV Grant is budgeted during the annual budget process.

**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.

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

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

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 **X** \_\_\_\_\_ No \_\_\_\_\_

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.

Resolution 2016-791-A and Ordinance 2020-734-E

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: 10/30/2023

Prepared By:



(Signature)

Date: 10/30/2023

**ADMINISTRATIVE TRANSMITTAL**

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

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

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](mailto:edwardr@coj.net)

Primary Contact: Wendy Khan, Director of Operations, Office of Economic Development (OED)  
(Name, Job Title, Department)

Phone: 255-5448 E-Mail: [wkhan@coj.net](mailto:wkhan@coj.net)

CC: Brittany Norris, Intergovernmental Affairs Liaison, Office of the Mayor

Phone: 255-5024 E-Mail: [bnorris@coj.net](mailto:bnorris@coj.net)

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

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

Phone: 255-5062 E-Mail: [mstaff@coj.net](mailto:mstaff@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: Brittany Norris, Intergovernmental Affairs Liaison, Office of the Mayor

Phone: 255-5024 E-Mail: [bnorris@coj.net](mailto:bnorris@coj.net)

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**