

# LEGISLATIVE FACT SHEET

DATE: 01/21/20

BT or RC No: \_\_\_\_\_  
(Administration & City Council Bills)

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

Contact for all inquiries and presentations: Downtown Investment Authority

Provide Name: Guy Parola, Operations Manager

Contact Number: 255-5305

Email Address: gparola@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 DIA issued a notice of disposition for a 40' strip of City property beyond the required right-of-way of the re-aligned Forest Street / Alfred DuPont Place / Riverside Avenue intersection, adjacent to what will be the new FIS World Headquarters at the intersection of Forest Street/Alfred DuPont Place and Riverside Avenue. A 30-day notice of disposition was issued in accordance with Florida Statutes and local ordinances governing disposition in a CRA. Having negotiated the terms and conditions with FIS, and having received no other proposals in response to the 30-day notice, DIA seeks to file legislation for the disposition of that City owned property identified in the attached Resolution 2019-11-03. Generally, the terms and conditions for the disposition are: The Company shall take title to the Land consistent with the redevelopment agreement, and construct a structured parking facility on a portion of the Land together with a 20 foot wide Urban Open Space element adjacent to Forest Street right of way and will ensure that the ground floor level parking spaces (consisting of not less than 130 spaces) will be available to the general public as contemplated below, which, when combined with the adjacent privately owned parcel, will be used as contemplated in this Agreement.

The Company will design, finance, construct and operate the parking facility.

Construction of the Parking Garage shall commence within 12 months of closing, and subject to unavoidable delays be completed within 36 months of commencement.

Upon substantial completion of the Parking Garage, the Company shall enter into the Restrictive Covenant on the Garage Parcel for a 20 year term, for use of the ground floor level parking spaces (consisting of not less than 130 spaces) within the Parking Garage by the general public after 6:00 p.m. nightly, 24/7 use on weekends, and 24/7 on the following specified holidays: New Years, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

APPROPRIATION: Total Amount Appropriated: 0.00 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:

Name of Federal Funding Source(s):	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.)

There is no appropriation of funds associated with this legislation. The City's financial contribution is in the form of the appraised value of land conveyed to the developer, which according to an appraisal prepared for the City is \$45 per square-foot, or \$763,695.

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

**ACTION ITEMS:**

Emergency?  **Yes**  **No**

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

Federal or State  
Mandate?

Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year  
Carryover?

Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment?

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Contract / Agreement  
Approval?

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?

OGC is drafting the RDA and restrictive covenant

Related RC/BT?

Attachment: If yes, attach appropriate RC/BT form(s).

Waiver of Code?

Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?

Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted  
Ordinances?

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.

**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?

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?   
Reporting Requirements?

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 reports.

Division Chief: Lori Boyer  
(signature)

Date: 1/21/2020

Prepared By: [Signature]  
(signature)

Date: 1/21/2020

**ADMINISTRATIVE TRANSMITTAL**

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

Thru: Lori Boyer, CEO, DIA  
(Name, Job Title, Department)

Phone: 255-5301

E-mail: [BoyerL@coj.net](mailto:BoyerL@coj.net)

From: Guy Parola, Operations Manager, DIA  
Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5305

E-mail: [Gparola@COJ.net](mailto:Gparola@COJ.net)

Primary Contact: Guy Parola, Operations Manager, DIA  
(Name, Job Title, Department)

Phone: 255-5305

E-mail: [Gparola@COJ.net](mailto:Gparola@COJ.net)

CC: Jordan Elsbury, Director of Intergovernmental Affairs, Office of the Mayor  
255-5013 E-mail: jelsbury@coj.net

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

To: Peggy Sidman, Office of General Counsel, St. James Suite 480  
Phone: 904-255-5055 E-mail: psidman@coj.net

From: \_\_\_\_\_  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact: \_\_\_\_\_  
(Name, Job Title, Department)  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

CC: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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?  

DIA Resolution 2019-11-03

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**