

LEGISLATIVE FACT SHEET

DATE: **3/23/21**

BT or RC No: **JIA/CRA-2021-01**

(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: **Kirk Wendland/Karen Nasrallah** Contact No: **255-5449** Email: **karenn@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 developer is proposing the development of a multifamily garden apartment project located at 14670 Duval Road utilizing 18.88 acres in the JIA CRA boundary area. The project will consist of 3-story buildings with 324, one, two and three bedroom apartment homes and detached parking. This type of product, the first of its level in this underserved area, includes high-end amenities such as a resort size pool, cabanas, activity lawn with outdoor yoga/fitness space, dog park and pet spa, boardwalk and trail, electric car charging, remote workstations and a state of the art fitness center. Construction start is estimated during the second quarter of 2021.

The improvements to Ranch Road will include removing the existing asphalt and base material, and installing a new road base material and asphalt, with a 1' wide concrete ribbon installed on either side of the roadway. Additionally, the slopes of drainage ditches will be dressed and sodded, and the bellies of the ditches will be re-graded to improve drainage flow. Finally, vegetation will be removed to open the view corridor along the road. Overall, the improvements will bring this section of Ranch Road to City standards, improve the appearance of the roadway and surrounding areas, and improve the safety and functionality of the roadway.

The city will be providing a TID Infrastructure Development grant of \$250,000, to be disbursed once the project infrastructure is complete. This program is designed to attract economic development to CRA areas of the city by providing infrastructure improvements to create opportunities for businesses that will generate new jobs and increase the tax base within the CRA.

APPROPRIATION: Total Amount Appropriated **\$250,000.00**, 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 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: **JIA Area CRA Unallocated Plan Authorized Expenditures** Amount: **\$250,000.00**
To: **Ranch Road TID Infrastructure Development** Amount: **\$250,000.00**

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.

Funds will be transferred from the balance of JIA Area CRA Unallocated Plan Authorized Expenditures to a new activity created for Ranch Road TID Infrastructure Development for a TID grant to Jax North Apartments Owner, LLC. This does not require a match. The OED Finance and Compliance staff will monitor this project for compliance with the Economic Development Agreement.

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? Yes _____ No _____

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

Fiscal Year Carryover? Yes _____ No _____

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

Fund 10804 is an all-years fund.

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?

OGC has drafted an Economic Development Agreement (EDA) and oversight will be provided by the Office of Economic Development.

Related RC/BT? Yes X No ___ If yes, attach appropriate RC/BT form(s)

Waiver of Code? Yes X No ___

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

Waiver of the Procurement Code: The contractor selected by Company in its final award may or may not have submitted the absolute lowest bid; provided, however, to the actual award to any contractor other than the lowest bidder, the City shall be given the opportunity to review and approve the selection analysis and award procedures utilized in Company' final award. Waiver of section of PIP that requires creation of at least 20 jobs for TID grant.

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 ___ No X

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.

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.

Division Chief: 

(Signature)

Date: 3/23/21

Prepared By: 

(Signature)

Date: 3/23/21

ADMINISTRATIVE TRANSMITTAL

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

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

From: Kirk Wendland, Executive Director, Office of Economic Development (OED)
Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5445 E-Mail: kwendland@coj.net

Primary Contact: Karen Nasrallah, Redevelopment Manager, OED
(Name, Job Title, Department)

Phone: 255-5449 E-Mail: karenn@coj.net

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5015 E-Mail: leeannk@coj.net

COUNCIL MEMBER/INDEPENDENT AGENCY/CONSTITUTIONAL OFFICER TRANSMITTAL

To: Peggy Sidman, Office of General Counsel, St. James Bldg., Suite 480

Phone: 255-5055 E-Mail: psidman@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: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor
Phone: 255-5015 E-Mail: leeannk@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 X No

Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED