

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2021-332

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: May 25, 2021

Committee(s) of Reference: NCSPPHS, F

Date of Analysis: May 27, 2021

Type of Action: Authorizing redevelopment agreement; authorizing redevelopment loans; designation of oversight agency

Bill Summary: The bill authorizes execution of a redevelopment agreement between the Downtown Investment Authority and JWB Real Estate Capital, LLC for the renovation and rehabilitation of the buildings commonly known as the Florida Baptist Convention building (218 W. Church Street) and the Old Federal Reserve Building (424 N. Hogan Street). The bill authorizes the payment of six Downtown Preservation and Revitalization Program loans over a period of six years in an aggregate amount not to exceed \$8,624,321, which shall be appropriated by subsequent legislation when construction commences and a completion time frame can be determined. The bill designates the DIA as the City's oversight agency for the project and agreement.

Background Information: JWB proposes to redevelop the Florida Baptist Convention Building to provide 24 residential units and approximately 5,330 square feet of restaurant/retail space, and to redevelop the Federal Reserve Building to provide approximately 7,400 square feet of space for 2 restaurants/retail spaces and approximately 9,000 square feet of event space. The DIA financing will be in the form of Historic Preservation Restoration and Rehabilitation Forgivable Loans for each building (\$3,596,630 total), Code Compliance Renovations Forgivable Loans for each building (\$3,299,827 total), and Deferred Principal Loans on each building (\$1,727,864 total) comprising the Project in an aggregate amount not to exceed \$8,624,321 for exterior rehabilitation and restoration, interior rehabilitation and restoration, and Code-required improvements for both buildings in support of the Project. The loans will be subject to future appropriations by the City Council. The forgivable loans will be forgiven at a rate of 20% per year, subject to clawback provisions for non-performance with the requirements of the development agreement. The deferred principal loan requires interest payments annually with the principal to be repaid at maturity (10 years from the date of funding).

Policy Impact Area: Downtown revitalization; historic building restoration

Fiscal Impact: The City commits a total of \$8,624,321 in the form of forgivable loans and deferred principal loans, to be appropriated via future legislation.

Analyst: Clements