

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Resolution 2021-704

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

Date of Introduction: September 28, 2021

Committee(s) of Reference: F, R

Date of Analysis: September 30, 2021

Type of Action: Appropriation; granting Business Infrastructure Grant; authorizing loan forgiveness; approving economic development agreement; designation of oversight agency; waiver of Public Investment Policy; request for 1 cycle fast track approval

Bill Summary: The bill appropriates \$300,000 from the Northwest Jacksonville Economic Development Fund – Fund Balance to make a Business Infrastructure Grant (BIG) to Concept Development, Inc. to help fund the construction of a retail center on a brownfields superfund site in Northwest Jacksonville. The bill forgives the remaining \$47,500 outstanding balance on a Brownfields Cleanup Revolving Loan Agreement previously awarded to the owner of the site in 2011. The bill approves execution of an economic development agreement with the company for the project and designates the Office of Economic Development as the oversight agency for the project. The City’s Public Investment Policy is waived to the extent needed to authorize a BIG grant in excess of \$100,000 and to authorize Northwest Jacksonville Economic Development Fund (NWJEDF) funding in excess of \$250,000 in the aggregate. Fast-track approval on two readings is requested.

Background Information: Concept Development, Inc., a developer of build-to-suit retail stores, proposes to construct a Dollar General store at 1040 E. 8th Street at Phoenix Avenue in an area designated as an EPA Superfund site due to soil contamination. The company will clean up the entire 3.53-acre parcel, which is owned by Perfect Score Realty Group, II, LLC, then purchase the western 1.37 acres of the parcel from the owner to develop the 10,640 square foot retail store. The remaining 2.13 acres of the parcel will remain available for future development by Perfect Score Realty. The developer estimates that the project will create 4 new full-time jobs and provide retail services and food options in a food desert area. The company has requested a \$300,000 grant to make the project financially viable. That amount exceeds the PIP limits of \$100,000 for a BIG grant and \$250,000 in total NWJEDF funding. The NWJEDF board has determined that the level and nature of the contaminants at the site makes it undevelopable without substantial City assistance, and therefore recommends approval of the grant. The City previously made a brownfield remediation loan in the amount of \$60,000 to Perfect Score Realty to remediate conditions at this parcel, of which \$47,500 remains due. This bill would forgive the remaining balance due on that loan to assist this project.

Policy Impact Area: Economic development

Fiscal Impact: The bill makes a Business Infrastructure Grant of \$300,000 and forgives the remaining balance of \$47,500 due on a previously awarded brownfields remediation loan for the site.

Analyst: Clements