

LEGISLATIVE FACT SHEET

DATE: 12/01/16

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

SPONSOR: Office of Economic Development
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Kirk Wendland/Karen Nasrallah

Provide Name: _____

Contact Number: 630-2272

Email Address: 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.)

Local land owner, resident and developer, Steve Leggett, is seeking assistance for the construction of his proposed project and required infrastructure supporting the River City Crossing redevelopment project within the JIA CRA boundary. The developer is proposing the development of a mixed use project located at Max Leggett Parkway and Owens Road in the JIA CRA boundary area. The total project includes the following: a Retirement Nursing Home, Office Medical, Office, Restaurant Class II, a Bank, Warehouse/Flex Space, Multifamily/Senior Living and a Convenience Store/Gas Station utilizing 162.56 acres. The project will be constructed in two phases. The Zoning of the property complies with the existing uses and densities to contribute to the overall vitality of the area. Of the total project, the Office, Office Medical, Bank and Warehouse/Flex Space uses qualify for city assistance and represent a total private capital investment of \$33,868,980, which includes 201,880 of design square footage. The developer projects to create approximately 160 new jobs that meet the Targeted Industry requirement. There is an estimated \$4,828,434 of required infrastructure for both phases. The approval of this project will expand job opportunities in Jacksonville at various wage levels within the boundary of the JIA CRA. The project location will make jobs accessible to residents in some of Jacksonville's high unemployment areas. The River City Crossing development project will make a significant capital investment and reduce the amount of vacant land within the CRA, adding to the City's commercial tax base for years to come. Project incentives include a 50% REV Grant for 10 years (\$1,750,000) and an Infrastructure Grant (\$200,000). Total assistance is \$1,950,000. The project Return on Investment for the City of Jacksonville is 1.84. This project meets the goals and objectives of the CRA Plan: Strengthen the tax base of Jacksonville through new development in the CRA area; Increase Jacksonville's penetration of the economic activity generated by the growth of the JIA area of Jacksonville by developing additional commercial, residential, transportation and open space used in the redevelopment area; Provide a strong visual image for the project area through consistently high quality of building design, open space plaza and park areas and landscape treatment; Provide public improvements to complement and service new development, including needed utilities such as electric, water, sewer and gas line extensions, street closings and changes, streetscape improvements, open space landscaping, pedestrian linkages and parking. This project was reviewed by the JIA CRA Advisory Board and they voted 2-2. The motion did not carry.

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

ACTION ITEMS:

	Yes	No
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Note: If yes, note must include explanation of all-year subfund carryover language.

REV Grant will be budgeted this year. However, it will only be paid out pending developer performance over 10 years.

CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

Office of Economic Development and the Office of the General Counsel have drafted and reviewed the Agreement.

Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Attachment: If yes, attach appropriate RC/BT form(s).

Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

ADMINISTRATIVE TRANSMITTAL

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

Thru: N/A
(Name, Job Title, Department)
Phone: _____ E-mail: _____

From: Kirk Wendland, Executive Director, OED
Initiating Department Representative (Name, Job Title, Department)
Phone: 630-2455 E-mail: kwendland@coj.net

Primary Contact: Karen Nasrallah, Redevelopment Manager, OED
(Name, Job Title, Department)
Phone: 630-2272 E-mail: karenn@coj.net

CC: Allison Korman Shelton, Director of Intergovernmental Affairs, Office of the Mayor
904-630-1825 E-mail: akshelton@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Peggy Sidman, Office of General Counsel, St. James Suite 480
Phone: 904-630-4647 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: Allison Korman Shelton, Director of Intergovernmental Affairs, Office of the Mayor
904-630-1825 E-mail: akshelton@coj.net

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?

Attached Resolution from the CRA Board

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED

APPROPRIATION: Total Amount Appropriated \$1,950,000 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: _____
	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.)

The funds will come from the JIA CRA TIF. A "REV" grant is designed to bring private capital investment and redevelopment into a nonresidential project site. Utilizing a "base year" assessed property value (from the Property Appraiser's database) for the project, a certain percentage of the city's portion of the incremental increase in ad valorem taxes on real and/or tangible personal property paid by the project above the base year amount is available as a REV grant to incent the project (the "increment"). The REV Grant (50% REV Grant @ 10 years) will be capped at \$1,750,000.

The city will be providing a Tax Increment District Infrastructure Development grant of \$200,000, to be disbursed once the project infrastructure is complete. This program is designed to attract economic development to the JIA CRA area of the city by providing infrastructure improvements to create opportunities for businesses that will create new jobs and increase the tax base within the CRA. It is required that the project create a minimum of 20 new jobs.

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

ACTION ITEMS:

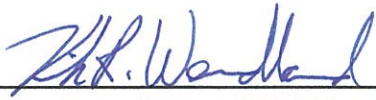
	Yes	No
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

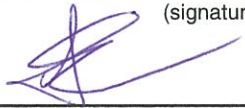
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Division Chief: 
(signature)

Date: 12/2/16

Prepared By: 
(signature)

Date: 12/2/16