LEGISLATIVE FACT SHEET

DATE: 08/04/17

BT or RC No:

(Administration & City Council Bills)

SPONSOR:	Public Works/Rea	al Estate/Cl	M Aaron L. Boy	vman, CD 3
	the second se		Margan Press	

(Department/Division/Agency/Council Member)

Contact for all inquiries and presentation: Renee Hunter. Esq. 255-8234 ReneeH@coj.net.

Provide Name:

Name:	Henee Hunter		
Contact Number:	904-255-8234		
Email Address:	ReneeH@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.)

On behalf of the Engineering Division, please provide the Real Estate Division, with the authority to request the legislation necessary for the City Council to declare the subject pond site parcel surplus to the needs of the City, and authorize the Mayor and Corporation Secretary to execute all the necessary documentation to execute the attached Quit Claim Deed, conveying the subject pond site parcel to San Pablo Village, L.L.C., reserving a Drainage Easement, over the subject pond site parcel for the benefit of the City. The donation of the parcel will result in waiving 122.423 of the Ordinance Code.

The subject pond site parcel is a 4.71 acre parcel acquired at no cost by the City for the construction and maintenance of a "pond site" as part of the San Pablo Parkway Improvement Project (BJP). Said "pond site" was subsequently constructed by the City to hold surface water runoff and storm water drainage and retention from San Pablo Parkway Improvements. The City presently maintains the subject pond site at a cost of \$4,700.00 per year.

The property surrounding the pond is developed and the Mayo Clinic is located across the street from the pond.

San Pablo Village, L.L.C., desires the opportunity to redevelop the 4.71 acre pond. San Pablo Village, L.L.C. is Jacksonville-based and has over twenty (20) years of retail development experience in Florida and possesses the expertise to transform this parcel into an integral piece of this commercial community. As part of the redevelopment of this parcel San Pablo Village, L.L.C. would assume the liability and maintenance of the pond while adding employment and value to this under-utilized property. More specifically, the redevelopment of the parcel into a retail site has the potential to add twenty (20) permanent jobs to the area, provide a sales tax benefit of approximately \$1,000,000.00 annually and produce ad valorem taxes of approximately \$240,000.00 over the next twenty (20) years.

As a part of the development, San Pablo Village, L.L.C., proposes to enlarge and reconfigure the subject "pond site", so as to accommodate the drainage needs of the development, as well as the continuing drainage needs of the City, related to San Pablo Parkway.

Pursuant to the attached Drainage Easement Agreement, San Pablo Village, L.L.C., proposes that the City convey the subject parcel to San Pablo Village, L.L.C., and, in exchange, San Pablo Village, L.L.C., will convey to the City a Drainage Easement over the subject pond site parcel and be responsible for all future maintenance of the pond site, thus relieving the City from all maintenance obligations, and liability. William Joyce, Operations Director supports this proposal.

The Real Estate Division has conducted an investigation of "need", as required by Section 122.422 and it was determined that the City of Jacksonville has no need to retain the parcel.

If additional information or assistance is required, please contact myself at 255-8234 or ReneeH@coj.net or Joe Namey at 255-8792 or namey@coj.net.

APPROPRIATION: Total Amount Appropriated

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:
	То:	Amount:
Name of State Funding Source(s):	From:	Amount:
	То:	Amount:
Name of City of Jacksonville	From:	Amount:
Funding Source(s):	To:	Amount:
Name of In-Kind Contribution(s):	From:	Amount:
	То:	Amount:
Name & Number of Bond	From:	Amount:
Account(s):	To:	Amount:

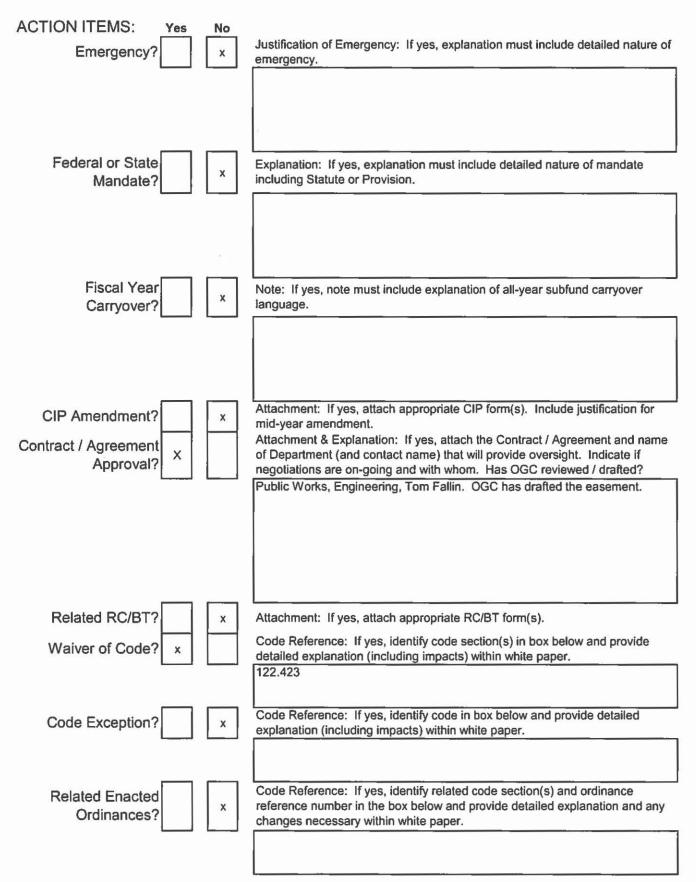
PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:

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.

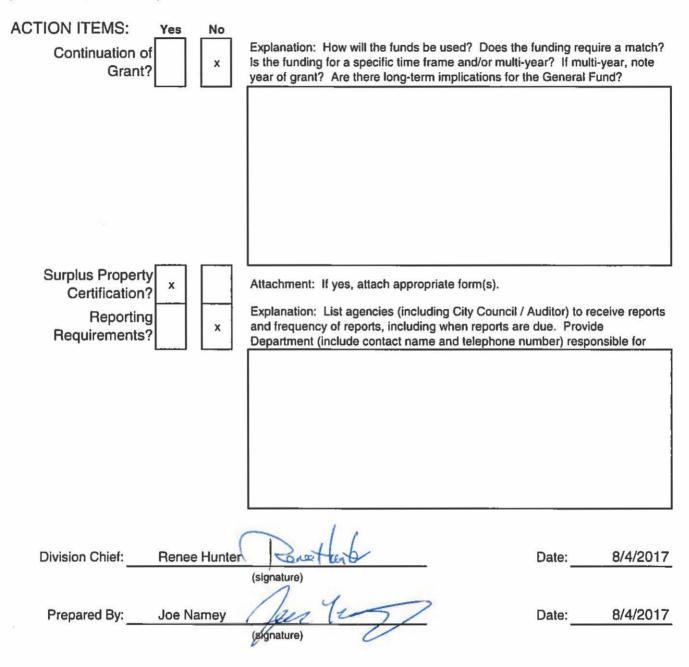
(Minimum of 350 words - Maximum of 1 page.)

The City will be saving an estimated amount of \$4,700 per year in maintenance costs.

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



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



ADMINISTRATIVE TRANSMITTAL

To:	MBRC, c/o Roselyn Chall, Budget Office, St. James Suite 325				
Thru:	John P. Pappas, Director, Public Works Department				
	(Name, Job T	itle, Department)			
	Phone:	255-8748	E-mail: pappas@coj.net		
From:	Renee Hunter, Chief, Real Estate Division				
	Initiating Department Representative (Name, Job Title, Department)		Name, Job Title, Department)		
	Phone:	255-8234	E-mail: <u>ReneeH@coj.net.</u>		
Primary		and Acquisition and Dispos	ition Manager		
Contact:	(Name, Job T	itle, Department)			
	Phone:	255-8792	E-mail: <u>namey@coj.net</u>		
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

То:	Peggy Sidman, Office of Phone: 904-630-4647	General Counsel, St. James Suite 480 E-mail: psidman@coj.net
From:		
	Initiating Council Member / Independent Agency / Constitutional Officer	
	Phone:	E-mail:
Primary		
Contact:	(Name, Job Title, Department)	6
	Phone:	E-mail:
CC:	Allison Korman Shelton, I	Director of Intergovernmental Affairs, Office of the Mayor
	904-630-1825 E-mail:	akshelton@coj.net
Legislatio	on from Independent Ager	cies requires a resolution from the Independent Agency Board

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?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED