

**LEGISLATIVE FACT SHEET**

DATE: 11/08/17

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

SPONSOR: Downtown Investment Authority  
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Guy Parola

Provide Name: Guy Parola

Contact Number: 630-3448

Email Address: gparola@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 Downtown Investment Authority, as the Master Developer of the Consolidated Downtown Development of Regional Impact ("DRI"), in order to allocate 155 units of residential entitlements to a particular multi-family development located in the Southside Component Area of the aforementioned DRI, seeks to utilize the Land Use / Transportation Trade-Off Mechanism included with the DRI Development Order. As required by the DRI Development Order, the DIA caused to be undertaken through the developer a transportation study for the desired conversion of 64,502 square feet of existing, unencumbered Phase I general office development rights, which equates, pursuant to DRI Development Order Supplement 1a, Table S-2, to 155 multi-family units. To effectuate this conversion, the DIA seeks through the administration the filing of a Resolution to be adopted by City Council effectuating the conversion, as required by the DRI Development Order.

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: _____ |
|  | 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.)

There is no financial impact as the development rights are fully mitigated within VPAC 1998.0.

**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.

|                              |                          |                                     |
|------------------------------|--------------------------|-------------------------------------|
|                              | Yes                      | No                                  |
| Federal or State<br>Mandate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Fiscal Year Carryover?

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

CIP Amendment?    
Contract / Agreement Approval?

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

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?

Related RC/BT?    
Waiver of Code?

Attachment: If yes, attach appropriate RC/BT form(s).

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

Code Exception?

Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?

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.

**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

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?

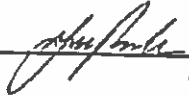
Surplus Property Certification?

Attachment: If yes, attach appropriate form(s).

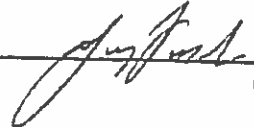
Reporting Requirements?

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 reports.

Allocation and conversion of development rights are included in the annual report provided to City Council, the Department of Economic Opportunity, and other state and regional agencies, as required.

Division Chief:   
(signature)

Date: 11/9/2017

Prepared By:   
(signature)

Date: 11/9/2017

**ADMINISTRATIVE TRANSMITTAL**

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

Thru: \_\_\_\_\_  
(Name, Job Title, Department)  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

From: Guy Parola, Operations Manager, Downtown Investment Authority  
Initiating Department Representative (Name, Job Title, Department)  
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

**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: Guy Parola - Downtown Investment Authority, Operations Manager  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: 630-3448 E-mail: gparola@coj.net

Primary Contact: Guy Parola - Downtown Investment Authority, Operations Manager  
(Name, Job Title, Department)  
Phone: 630-3448 E-mail: gparola@coj.net

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:

Boards Action / Resolution?      Yes      No  
     

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

Resolution 2017-06-07

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**

RESOLUTION 2017-06-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE CONVERSION OF 64,502 SQUARE FEET OF “GENERAL OFFICE” PHASE I DEVELOPMENT RIGHTS WITHIN THE SOUTHSIDE COMPONENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO 155 MULTI-FAMILY UNITS UTILIZING THE LAND USE/TRANSPORTATION TRADE-OFF PROVISIONS IDENTIFIED IN SUPPLEMENT 1 OF THE CONSOLIDATED DOWNTOWN DRI DEVELOPMENT ORDER; FINDING THAT THE AMENDED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”); REQUESTING THAT THE JACKSONVILLE CITY COUNCIL APPROVE THE CONVERSION OF DEVELOPMENT RIGHTS; CONDITIONED UPON THE COUNCIL’S APPROVAL OF THE CONVERSION, AND OTHER REQUIREMENTS OF THE DRI, ALLOCATING 155 MULTI-FAMILY UNITS OF DEVELOPMENT RIGHTS TO CDP HOME STREET, LLC TO BE UTILIZED ON CERTAIN PROPERTY MORE FULLY IDENTIFIED IN EXHIBIT ‘A’; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Downtown Consolidated DRI Development Order; and

WHEREAS, the Supplement 1 of the Consolidated Downtown DRI Development Order establishes a process for converting land uses; and

WHEREAS, there are existing, encumbered general office development rights sufficient to accommodate the conversion; and

WHEREAS, a Business Investment and Development Plan (“BID Plan”) has been adopted , which includes an update of the North Bank and Southside Community Redevelopment Area (“CRA”) Plan for Downtown; and

WHEREAS, DIA finds that the conversion from general office to multi-family and the assignment of those rights to CDP Home Street, LLC for use on the property described in Exhibit ‘A’ is consistent with the BID Plan and specifically furthers Redevelopment Goal 2 and its corresponding Strategic Objectives by increasing rental and owner-occupied housing downtown; NOW THEREFORE

**BE IT RESOLVED**, by the Downtown Investment Authority

**Section 1.** The DIA hereby supports the conversion of 64,502 square feet of general office development rights within Phase I of the Southside Component Area of the Consolidated Downtown DRI to 155 multi-family dwelling units utilizing the Land Use/Transportation Trade-Off provisions identified in Supplement 1 of the Consolidated Downtown DRI Development Order.

**Section 2.** The DIA hereby finds that the conversion is supported by the following Goal and Strategic Objective of the BID Plan:

A. Strategic Goal:

*Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.*

B. The following strategic objective:

*Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.*

**Section 3.** The DIA requests the Jacksonville City Council adopt a resolution supporting the aforesaid conversion.

**Section 4.** Conditioned upon the approval by the City Council of Jacksonville of a the aforesaid conversion, the DIA hereby

A. Allocates 155 multi-family units of Phase I development rights within the Southside Component Area of the Consolidated Downtown DRI to CDP Home Street, LLC for use on the property more particularly described in Exhibit 'A', subject further to the following provisions:

1. Within 180 days from the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assigns will acquire in fee-simple ownership the property more fully described by Exhibit 'A'. The DIA CEO may, in his sole discretion, extend this deadline up to 90 days for show of good cause by CDP Home Street, LLC or its assigns, providing further that prior to assigning these development rights CDP Home Street, LLC will notify DIA of any assignee.
2. Within 12 months of the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assign will obtain construction permits. The DIA CEO may, in his sole



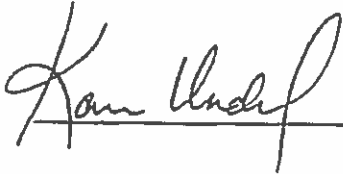
discretion, extend this deadline by 90 days for show of good cause by CDP Home Street, LLC or its assign.

3. Within 24 months of the adoption by the City Council of Jacksonville of a resolution supporting the aforesaid conversion, CDP Home Street, LLC or its assign will commence vertical construction. The DIA CEO may, in his sole discretion, extend this deadline by 60 days for show of good cause by CDP Home Street, LLC or its assign.
4. Should CDP Home Street, LLC or its assign fail to meet any of the deadlines identified in A.1 through A.3 above, the development rights will automatically revert back to the DIA without further action by the DIA.

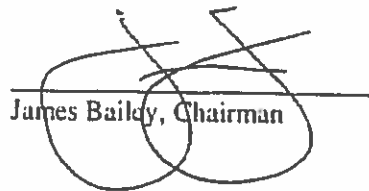
B. Authorizes the Chief Executive Officer to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 5.** The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:



**DOWNTOWN INVESTMENT AUTHORITY**

  
James Bailey, Chairman

August 23, 2017  
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0