

## LEGISLATIVE FACT SHEET

DATE: 10/04/18

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

SPONSOR: DIA/DIA  
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentation: 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.)

Through the City's Procurement Department, the DIA issued an Invitation of Purchase City-Owned Property (ISP-0343-18) for the former Lee & Cates building at 905 W Forsyth Street in the LaVilla area. DIA received two (2) responses, which were vetted by the DIA and scored based on the criteria in ISP-0343-18, including consistency with the CRA Plan's Redevelopment Goals, Financial Offer, Past Experience and Financial Resources. SADS, Inc. was scored highest and the DIA Board instructed its CEO to negotiate a Purchase and Sale Agreement, the terms of which were agreed upon with the CEO and the Purchaser. Pursuant to Chapter 122, Subpart C of the Jacksonville Code of Ordinances, sale of property greater than \$25,000 requires City Council approval. The general terms of the sale are:

- i. Purchaser shall pay a \$60,000 discounted purchase price for fee simple ownership of the property;
- ii. Purchaser shall obtain a C.O. for the commercial (i.e. retail and restaurant) portion of the development within 3 years from execution of a Purchase & Sale Agreement;
- iii. Purchaser shall obtain a C.O. for the multi-family portion of the development within 4 years from the execution of a Purchase & Sale Agreement; and
- iv. Should the purchaser fail to meet the deadlines identified above, purchaser shall pay an additional \$190,000, which is the difference between the appraised value of the property and the \$60,000 discounted purchase price.

The difference in the appraised value of \$250,000 and the discounted purchase price of \$60,000 is viewed as a \$190,000 incentive to the project. Therefore, a Return on Investment analysis was performed: the SADS, Inc. proposal yields a 3.20 R.O.I.

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 are no expenditure of funds by the City or DIA associated with this legislation. Pursuant to Section 122.434 of the Jacksonville Code of Ordinances, funds to the City from sale of the property will be deposited into the Redevelopment Special Revenue Fund of the DIA.

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

**ACTION ITEMS:**

Emergency?  Yes  No

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

Federal or State Mandate?  Yes  No

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?

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

Contract / Agreement Approval?

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?

Attached is a Purchase and Sale Agreement drafted by OGC.

Related RC/BT?

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

Waiver of Code?

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:**

	<b>Yes</b>	<b>No</b>
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?

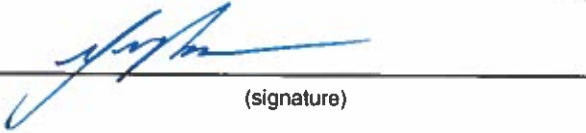
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: 10/8/2018

Prepared By:   
(signature)

Date: 10/8/2018

**ADMINISTRATIVE TRANSMITTAL**

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

Thru: Brian Hughes, Chief of Staff, Interim CEO of the DIA

(Name, Job Title, Department)

Phone: 630-1875

E-mail: [hughesb@coj.net](mailto:hughesb@coj.net)

From: Guy Parola, Operations Manager, DIA

Initiating Department Representative (Name, Job Title, Department)

Phone: 630-3448

E-mail: [gparola@coj.net](mailto:gparola@coj.net)

Primary Contact: Guy Parola, Operations Manager, DIA

(Name, Job Title, Department)

Phone: 630-3448

E-mail: [gparola@coj.net](mailto:gparola@coj.net)

CC: Jordan Elsbury, Director of Intergovernmental Affairs, Office of the Mayor

904-630-1825 E-mail: [jelsbury@coj.net](mailto:jelsbury@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](mailto:psidman@coj.net)

From:

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Primary

Contact: \_\_\_\_\_  
(Name, Job Title, Department)

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

CC: Jordan Elsbury, Director of Intergovernmental Affairs, Office of the Mayor

904-630-1825 E-mail: [jelsbury@coj.net](mailto:jelsbury@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?

Resolution 2017-10-03 and Resolution 2018-05-01

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