



ANNA LOPEZ BROSCHÉ
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OFFICE OF THE CITY COUNCIL

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May 18, 2018

(3:00 p.m.)

MEETING NOTICE

Notice is hereby given that Council President Anna Lopez Brosche and Council Member Lori Boyer will meet on **Wednesday, May 30, 2018 at 3:30 p.m. in Conference Room A located at 117 W. Duval St., 4th Floor, St. James Building, Jacksonville, Florida, 32202.** The purpose of the meeting is to discuss CM Boyer's proposed substitute for 2018-270, and to discuss CP Brosche's follow up questions regarding the District 2018-313.

2018-270 ORD-MC Amend Chapt 126.102 (Definitions), Ord Code to add a definition for Division to be Procurement Div.; Amend Chapt. 126 (Procurement Code), Part 3 (Professional Svcs Contracts), Ord Code; to place selected vendors for Legal Svcs, Bond Counsel & Supplemental Outside Svcs on PSEC agenda for informational purposes; Create new Sec 126.317 (Independent Audit), Part 3 (Professional Svcs Contracts), Chapt 126 (Procurement Code), Ord Code, to place the Selected City Council Independent Auditor. (Sidman) (Introduced by Council President Brosche) Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 5/8/18

2018-313 ORD making certain findings and authorizing the mayor, or his designee, to execute: (1) A Redevelopment Agreement among the City of Jacksonville, Downtown Investment Authority ("DIA"), Elements Dev of Jacksonville, LLC and A to be created Community Development District ("CDD"), which Redevelopment Agreement provides for the design, construction, ownership, use, management, operations, costs, and financing of the Southside Community Redevelopment Area ("CRA") infrastructure improvements to be owned by the city, in conjunction with a CDD infrastructure improvements proj to be undertaken by the CDD to support the vertical development on the property known generally as the JEA Southside Generation parcel that developer intends to purchase; (2) an Interlocal Agreement between the DIA and the CDD to govern the respective obligations of the CDD and DIA in connection with the CRA infrastructure improvements; (3) A CRA Infrastructure Improvements Cost Disbursement Agreement, governing disbursements from the DIA to the CDD for the design and construction of the CRA infrastructure improvements on behalf of the City; and (4) Related Agreements as described in the Redevelopment Agreement; authorizing a recapture enhanced value (rev) grant not to exceed \$56,025,000 in connection with the CDD infrastructure improvements project; authorizing the borrowing and appropriation of up to \$23,000,000.00 in funding from the city's commercial paper facility in order to provide funding for the CRA infrastructure improvements proj; Providing for City Oversight of the proj by Public Works and the CEO of the DIA; auth the execution of all documents relating to the above agreements and transactions, and authorizing technical changes to the documents; waiver of that portion of the public investment policy adopted by Ordinance 2016-382-E, which requires that in order for the CDD to receive a Rev Grant, it must be in a targeted industry category, must create at least 10 new full-time jobs, and that the wages therefore must be greater than or equal to 100% of the State of FL average wage. (Sawyer) (Introduced By CM Boyer) Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 5/22/18



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OFFICE OF THE CITY COUNCIL

ANNA LOREN BRODIE
 PRESIDENT
 Council Member
 1st Ward Group 1
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July 18, 2018

(3:00 p.m.)

ATTENTION NOTICE

Notice is hereby given that Council President Anna Loren Brodie and Council Member Tom Boyer will meet on Wednesday, July 18, 2018 at 3:00 p.m. in Conference Room 7 located at 117 West Davis Street, Room 433, Jackson, Mississippi 39201. The purpose of the meeting is to discuss Council Member Boyer's proposed submission for 2018-2019 and to discuss City Council's follow up questions regarding the January 2018-2019.

2018-2019 ORJ-41C Annual Capital Budget (Attachment 1) and a resolution for revision to be presented for Council approval. The proposed resolution includes the following items: (1) to place selected parcels for being sold to the City of Jackson to be used for recreational purposes; (2) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (3) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (4) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (5) to place the proposed resolution for the City of Jackson to be placed on the Council agenda.

2018-2019 ORJ-41C Annual Capital Budget (Attachment 1) and a resolution for revision to be presented for Council approval. The proposed resolution includes the following items: (1) to place selected parcels for being sold to the City of Jackson to be used for recreational purposes; (2) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (3) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (4) to place the proposed resolution for the City of Jackson to be placed on the Council agenda; (5) to place the proposed resolution for the City of Jackson to be placed on the Council agenda.

Please contact Jeneen Sanders, Secretary to the Council President, At-Large Group 1 at (904) 630-7361 for additional information.

ALB/js

cc: Council Members/Staff
Cheryl L Brown, Director/Council Secretary
Carol Owens, Chief of Legislative Services
Jessica Matthews, Legislative Services Supervisor
Jeff Clements, Chief of Research
Kristi Sikes, Chief of Administrative Services
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**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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117 West Duval Street
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Jacksonville, FL 32202
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Bill Type and Number: Ordinance 2018-270

Introducer/Sponsor(s): Introduced by Council President Brosche

Date of Introduction: April 24, 2018

Committee(s) of Reference: F, R

Date of Analysis: April 25, 2018

Type of Action: *Ordinance Code* amendment

Bill Summary: This bill amends two portions of the Procurement Code: Section 126.102, Chapter 126 to define "division" as "procurement division" and Chapter 126 Part 3 to place selected vendors for legal services, bond counsel and supplemental outside services on the Professional Service Evaluation Committee (PSEC) agenda. This bill also creates a new Section 126.317, Part 3, Chapter 126 *Ordinance Code* to place the selected City Council Independent Auditor on the PSEC agenda for informational purposes.

Background Information: The purpose of this legislation is to modify the Procurement Code as it pertains to professional service contracts. For legal, financial services and additional supplementary outside services related to Building Inspection Division work, the public notice or advertisement as well as receipt of responses shall be handled by the Procurement Division. Once awarded by the applicable agency, the agency shall notify the Chief of Procurement so that the Chief can include the awarding of the service on the next PSEC agenda for informational purposes. For bond counsel, once City Council has approved the selection of bond counsel, the agency shall notify the Chief so that the Chief can include the awarding of the service on the next PSEC agenda for informational purposes.

The new Section of the Procurement Code for professional services contracts states that the annual independent audit will be performed by an accountant or an accounting firm selected by City Council. The public notice or advertisement as well as receipts of responses shall be handled by the Division. Once awarded by City Council, the Council Auditor's Office shall notify the Chief so that the Chief can include the awarding of the service on the next PSEC agenda for informational purposes.

Policy Impact Area: Procurement Code

Fiscal Impact: No direct cost to the City

Analyst: Hampsey

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
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117 West Duval Street
City Hall, Suite 425
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Bill Type and Number: Ordinance 2018-313

Introducer/Sponsor(s): Council Member Boyer

Date of Introduction: May 8, 2018

Committee(s) of Reference: NCHPHS, F

Date of Analysis: May 10, 2018

Type of Action: Authorizing execution of redevelopment agreement; authorizing creation of Community Development District; authorizing execution of interlocal agreement; authorizing execution of infrastructure improvements cost disbursement agreement; authorizing REV grant; authorizing borrowing and appropriation of funds for infrastructure improvements; designation of oversight agency; Public Investment Policy waiver

Bill Summary: The bill authorizes execution of a redevelopment agreement, interlocal agreement, infrastructure improvement cost disbursement agreement, and other documents among the City, the Downtown Investment Authority (DIA), Elements Development of Jacksonville, LLC and a to-be-created community development district (CDD) for construction of infrastructure and public improvements associated with construction of The District – A Life Well Lived mixed use development on the site of the former JEA Southside Generating Station. The bill authorizes a Recapture Enhanced Value (REV) grant in the maximum amount of \$56,025,000 payable over 20 years, to be calculated as the lesser of 75% of 95% of all city and county ad valorem taxes on the property paid by any taxpayer on the increased value of the parcel above the base tax year of 2018 OR of the total amount of principal and interest on bonds issued to fund the CDD infrastructure budget, plus fees associated with ongoing administration and payment of those bonds, plus cost of any credit enhancements on the bonds, to the extent that the CDD board elects to utilize credit enhancements. The bill authorizes borrowing and appropriation of up to \$23 million to be loaned to the Downtown Investment Authority to pay for a portion of Southside Community Redevelopment Area public space and related infrastructure improvements.

The bill waives provisions of the Procurement Code (except that no portion of the Jacksonville Small and Emerging Business Program requirements shall be waived) and authorizes the City to directly purchase certain construction materials and other items for the CRA infrastructure improvements project. The bill invokes the directed procurement exception to competitive bidding requirements as authorized in the Procurement Code because the acquisition of goods and supplies is directed by the ordinance appropriating the funds for that purpose. A set of requirements for the acquisition of construction materials by the City for use by other parties is established.

The Mayor is designated as the authorized official of the City for purposes of executing and delivering contracts and documents (an authority which he may subsequently delegate) and the DIA is required to administer and monitor the redevelopment agreement. The Department of Public Works and the CEO of the DIA are designated to oversee the construction of the contemplated projects.

A 90 day deadline is placed on the execution of the redevelopment agreement by the developer and other parties (aside the City and DIA) after the City has delivered the agreement to those parties for execution, after which the City's approval becomes null and void. The CEO of the DIA may extend the deadline, at his discretion, for up to an additional 90 days. The bill waives the requirement of the Public Investment Policy that REV grants must be

made to projects in a Targeted Industry Category and must create at least 10 full-time jobs at greater than or equal to 100% of the state average wage.

Background Information: After considerable negotiations and several iterations of a deal structure, the JEA, DIA and Elements Development of Jacksonville, LLC have agreed on a financial framework for accomplishing the construction of The District – A Life Well Lived on the Southbank of downtown adjacent to the School Board headquarters. The construction of public infrastructure for the project will be accomplished through two mechanisms: 1) creation of a Community Development District (CDD) with bond issuance and special assessment authority to construct infrastructure aiding in the development of the site and benefitting private properties, and 2) construction of public spaces and related infrastructure with financing provided by the Southbank Community Redevelopment Area tax increment district via the DIA.

The CDD will be created by the developer and will be responsible for constructing roads and utilities to serve the private development and several pocket parks. The estimated cost of the CDD-provided infrastructure is \$30 million, plus the costs related to bond issuance and principal and interest payments, and the estimated total assessed value of the property at build-out will be \$215.9 million. The bill authorizes a REV grant to the CDD of 75% of 95% of incremental taxes collected above the base year from the issuance of the first Certificate of Occupancy to the expiration of the Southbank CRA, in the amount of the lesser of either: a) \$56,025,000 or b) \$30,000,000 plus costs related to the CDD bond issuance and principal and interest payments. The public spaces (Riverwalk extension, bulkhead, public parks and trails) will be paid initially by the DIA after the execution of a cost reimbursement agreement with the developer which will provide for reimbursement to the DIA from the tax increment generated by new development in the CRA.

Policy Impact Area: Downtown Development; public amenities development

Fiscal Impact: The City commits to payment of a REV grant of the lesser of \$56,025,000 or b) \$30,000,000 plus costs related to the CDD bond issuance and principal and interest payments on the infrastructure serving private development. The DIA commits to up to \$25 million from the Southbank CRA for public improvements.

Analyst: Clements

Comparison to other Downtown Incentives

Proposed District Project

The District: 75% REV Grant for 20 Years

Incentives as a % of Minimum Capital Investment: 20.01%

Minimum Capital Expenditure: \$280,000,000

950 Residential Units

134,600 Square Feet Commercial

200,000 Square Feet Office

147 Hotel Rooms

125 Slip Marina

Incentives

The District REV Grant	<u>\$56,025,000</u>
Total	\$56,025,000

Brooklyn Neighborhood

220 Riverside: 75% REV Grant for 20 Years

Incentives as a % of Minimum Capital Investment: 30.14%

Minimum Capital Expenditure: \$40,000,000

294 Residential Units

18,000 Square Feet Commercial

Incentives

220 Riverside REV Grant	\$4,905,980
220 Riverside Infrastructure Grant	<u>\$7,151,682</u>
Total	\$12,057,662

Brooklyn Apartments/Brooklyn Station: 75% REV Grant for 20 Years

Incentives as a % of Minimum Capital Investment: 19.59%

Minimum Capital Expenditure: \$35,500,000

283 Residential Units

49,766 Square Feet Commercial

Incentives

Brooklyn Apartments/Brooklyn Station REV Grant	\$5,154,000
Brooklyn Apartments/Brooklyn Station Infrastructure Grant	<u>\$1,800,000</u>
Total	\$6,954,000

Comparison to other Downtown Incentives

200 Riverside/Vista Brooklyn: 62.5% REV Grant for 20 Years

Incentives as a % of Minimum Capital Investment: 18.00%

Minimum Capital Expenditure: \$50,000,000

295 Residential Units

12,000 Square Feet Commercial

Incentives

200 Riverside/Vista Brooklyn REV Grant \$9,000,000

Brooklyn Neighborhood Totals:

Incentives as a % of Minimum Capital Investment: 22.32%

Incentives: \$28,011,662

Minimum Capital Expenditure: \$125,500,000

Residential Units: 872

Total Commercial Sq. Ft.: 79,766

Urban Core

Barnett Bank Building and Laura Street Trio

Incentives as a % of Minimum Capital Investment: 25.33%

Minimum Capital Expenditure: \$90,000,000

35,560 square feet of office

131 hotel rooms

41,844 square feet commercial retail/restaurant

110 residential units

17,591 square feet conference space/amenities

Incentives

Historic Preservation Trust Fund \$8,000,000

REV Grant (50% for 20 Years) \$1,800,000

Parking Master Lease \$13,000,000

Total **\$22,800,000**

Comparison to other Downtown Incentives

Southbank

Peninsula and Strand (13.68%)

Incentives as a % of Minimum Capital Investment: 13.68%

Minimum Capital Expenditure: \$95,000,000

700 Residential Units

Park Purchase (0.09-acre) and Riverwalk Easement \$4,000,000

Incentives

Peninsula/Strand REV Grant (75% for 20 Years) \$9,000,000

San Marco Place

Incentives as a % of Minimum Capital Investment: 7.83%

Minimum Capital Expenditure: \$46,000,000

175 Residential Units

20,000 Square Feet Commercial

Incentives

San Marco Place REV Grant (63.5% for 10 Years) \$3,600,000

Southbank Ventures Apartments

Incentives as a % of Minimum Capital Investment: 17.91%

Minimum Capital Expenditure: \$44,000,000

300 Residential Units

Incentives

Southbank Ventures Apartments REV Grant (75% for 15 Years) \$7,880,000

Home Street Apartments

Incentives as a % of Minimum Capital Investment: 10.20%

Minimum Capital Expenditure: \$24,800,000

143 Residential Units

Incentives

Home Street Apartments REV Grant (75% for 15 Years) \$2,530,000

South Bank Totals:

Incentives as a % of Minimum Capital Investment: 12.87%

Incentives: \$27,010,000

Minimum Capital Expenditure: \$209,800,000

Residential Units: 1,318

Total Commercial Sq. Ft.: 20,000