

DOWNTOWN INVESTMENT AUTHORITY GENERAL FUND - GSD

BACKGROUND

The Downtown Investment Authority (DIA) was created by Ordinance 2012-364-E to revitalize Jacksonville's urban core by utilizing the three downtown community redevelopment area (CRA) resources to spur economic development. The agency has oversight of the Downtown Northbank CRA (SF 18A) and the Downtown Southbank CRA (SF 18B). The funding presented here is for the department's operating budget which resides in the General Fund – GSD.

REVENUE

Miscellaneous Revenue

This category includes revenue for the River City Brewing Company lease payment and fees for applications that are submitted to the Downtown Development Review Board.

EXPENDITURES

Personnel Expenses

This category includes funding for salaries, pension costs, workers compensation and employer-provided benefits. The net increase in personnel expenses is primarily due to costs associated with the three year collective bargaining agreements for each of the City's employee unions that went into effect in FY 18 and ends in FY 20. Most employees will receive a 4.5% increase in base salary for FY 20, which will result in an increase in other personnel expenses such as Medicare, overtime, and pension costs. Another factor that is driving the increase in this department is the addition of a position to the personnel cap as detailed below.

Operating Expenses

This category is made of various small expenditures and several large items including \$530,000 in professional services for the downtown development of regional impact comp plan, \$652,003 in legal charges from the Office of General Counsel. Also included in this category is a \$909,862 supervision allocation from the DIA operating budget, which is housed in the General Fund – GSD, to the CRA's that they oversee. This amount is shown budgetarily as a negative amount. The net decrease is being driven by the addition of this supervision allocation which is offset somewhat by a \$326,771 increase in the OGC allocation.

AUTHORIZED POSITION CAP

A finance and compliance manager position was added as part of the budget process.

DOWNTOWN INVESTMENT AUTHORITY
GENERAL FUND - GSD

REVENUES AND EXPENDITURES	FY 17-18 Actuals	FY 18-19 Adopted	FY 19-20 Approved	Change From Prior Year	
				Percent	Dollar
REVENUE					
Miscellaneous Revenue	46,408	40,600	51,300	26.4%	10,700
TOTAL REVENUE	46,408	40,600	51,300	26.4%	10,700
EXPENDITURES					
Personnel Expenses	652,470	766,680	818,530	6.8%	51,850
Operating Expenses	1,285,952	903,522	439,523	(51.4%)	(463,999)
Capital Outlay	0	2	2	0.0%	0
TOTAL EXPENDITURES	1,938,422	1,670,204	1,258,055	(24.7%)	(412,149)

AUTHORIZED POSITION CAP	FY 18-19 Adopted	FY 19-20 Approved	Change
Authorized Positions	7	8	1

EXPENDITURES BY DIVISION	FY 17-18 Actuals	FY 18-19 Adopted	FY 19-20 Approved	Change From Prior Year	
				Percent	Dollar
DOWNTOWN INVESTMENT AUTHORITY	1,938,422	1,670,204	1,258,055	(24.7%)	(412,149)
DEPARTMENT TOTAL	1,938,422	1,670,204	1,258,055	(24.7%)	(412,149)

**DOWNTOWN NORTHBANK CRA TRUST
SUBFUND 18A**

REVENUES	FY19 Approved	FY20 Proposed
Property Taxes - Northeast USD1-C	2,863,008	3,142,573
Property Taxes - Northwest USD1-B	5,210,436	5,619,545
Debt Repayment (Lynch /11E)	595,247	595,247
Debt Repayment (Carling Loan)	506,487	506,487
Total Revenues:	<u>9,175,178</u>	<u>9,863,852</u>
EXPENDITURES	FY19 Approved	FY20 Proposed
Administrative Expenditures		
Supervision Allocation	0	434,063
Professional Services	0	25,000
Advertising and Promotion	0	100,000
Annual Independent Audit	5,000	2,500
Total Administrative Expenditures:	<u>5,000</u>	<u>561,563</u>
Financial Obligations		
Recaptured Enhanced Value (REV) grants		
Kraft Food / Maxwell House (leg: 2016-059)	95,000	0
Hallmark / 220 Riverside (leg: 2012-270)	360,000	372,960
Pope & Land / Brooklyn (leg: 2012-703 amend: 2013-288)	325,000	336,700
Lofts at Jefferson Station (DIA resolution 2017-10-05)	0	158,000
MPS Subsidy Downtown Garages	4,200,000	4,200,000
Parking Lease - JTA / Fidelity	13,494	13,494
Community Revitalization Program	5,000	5,000
Debt Service / Loan Repayments		
General Fund - GSD Loan	200,095	0
Carling Bonds	2,174,385	0
CDBG Loan Repayment - MOCA	75,000	75,000
Lynch Bldg Loan Repayment	800,000	800,000
Total Financial Obligations:	<u>8,247,974</u>	<u>5,961,154</u>
Plan Authorized Expenditures		
Professional Services	0	226,782
Façade Grant Program	0	950,000
Retail Enhancement Program	922,204	307,242
Waterfront Activation	0	500,000
Unallocated Plan Authorized Expenditures	0	1,357,111
Total Plan Authorized Expenditures:	<u>922,204</u>	<u>3,341,135</u>
Total Expenditures:	<u>9,175,178</u>	<u>9,863,852</u>

**DOWNTOWN SOUTHBANK CRA TRUST
SUBFUND 18B**

REVENUES	FY19 Approved	FY20 Proposed
Property Taxes	4,256,079	4,707,693
Total Revenues:	<u>4,256,079</u>	<u>4,707,693</u>

EXPENDITURES	FY19 Approved	FY20 Proposed
Administrative Expenditures		
Supervision Allocation	425,608	420,815
Annual Independent Audit		2,500
Total Administrative Expenditures:	<u>425,608</u>	<u>423,315</u>
Financial Obligations		
Recaptured Enhanced Value (REV) grants		
Strand (leg: 2001-1329 amend: 2002-755 & 2006-1131)	425,000	440,300
Peninsula (leg: 2001-1329 amend: 2002-755 & 2006-1131)	625,000	647,500
SunGard (leg: 2015-780)	8,000	8,288
Home Street Apartments (DIA Resolution 2017-08-03)	0	145,000
JEA Southside Gen Station Public Infrastructure Improvements	1,750,000	2,190,930
One Call Commercial Revitalization Incentive	100,000	100,000
Debt Service Interest - Strand Bonds 2014 Special Rev	178,004	177,294
Debt Service Principal - Strand Bonds 2014 Special Rev	0	142,000
Total Financial Obligations:	<u>3,086,004</u>	<u>3,851,312</u>
Plan Authorized Expenditures		
Capital Projects		
Southbank Parking Project	250,000	0
Façade Grant Program	0	0
Retail Enhancement Program	178,000	0
Riverwalk Wayfaring Signage	100,000	0
Waterfront Activation	216,467	166,111
Unallocated Plan Authorized Expenditures	0	266,955
Total Plan Authorized Expenditures:	<u>744,467</u>	<u>433,066</u>
Total Expenditures:	<u>4,256,079</u>	<u>4,707,693</u>



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