

CITY OF JACKSONVILLE
NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND (NWJEDF)

ANNUAL REPORT
FISCAL YEAR 2024



OFFICE OF ECONOMIC DEVELOPMENT
<http://jaxdevelopment.org>

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PROGRAM OVERVIEW

The Northwest Jacksonville Economic Development Fund (NWJEDF) is a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area. The goals of the NWJEDF are to:

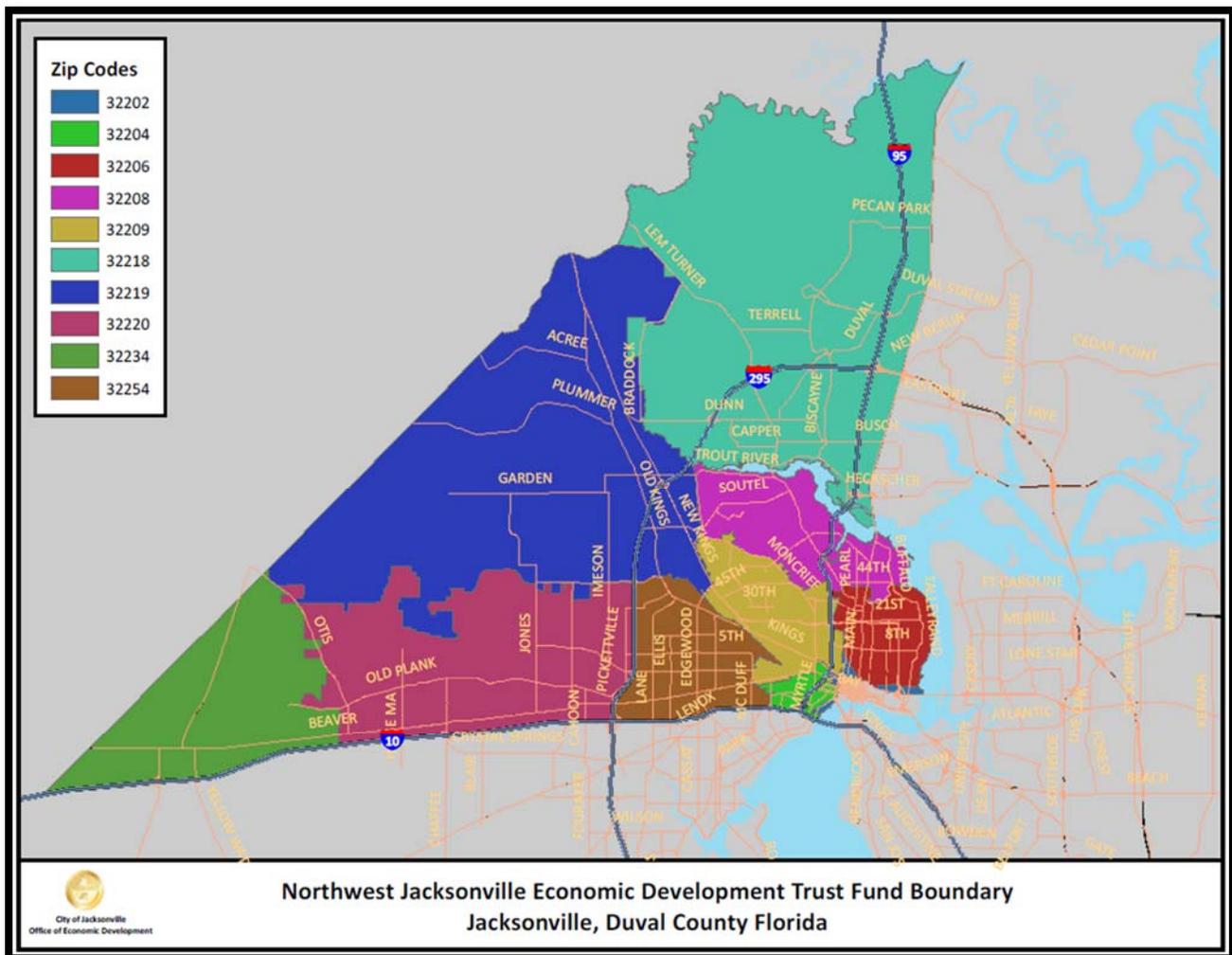
- Create access to jobs for area residents.
- Support the expansion of existing businesses within the Northwest area and encourage the creation of new service and retail businesses to service the needs of the community.
- Encourage redevelopment of vacant and underutilized buildings within the Northwest area.
- Stimulate new investment within the Northwest area, adding to the commercial tax base.

NWJEDF ANNUAL REPORTING

Pursuant to Ordinance 2001-1164-E, the Office of Economic Development (OED) is responsible for administering the NWJEDF. The OED is required to submit an annual report of program activities for the immediately preceding fiscal year.

NWJEDF BOUNDARY AREA

The current boundary area was made effective through Executive Order 2014-05. A map of the boundary area is below:



NWJEDF ADVISORY COMMITTEE

Members of the Advisory Committee are appointed by the Mayor pursuant to Executive Order No. 2019-04. The Advisory Committee is comprised of seven (7) members as follows:

- Category 1: Two (2) small business owners;
- Category 2: One (1) person with knowledge of the construction industry (builder, developer, architect, etc.);
- Category 3: Two (2) persons with knowledge of the financial industry (bankers, accountant, etc.);
- Category 4: One (1) person with knowledge of workforce preparation (educator, etc.); and
- Category 5: One (1) person of varied background.

All committee members must reside or be employed in the Northwest Jacksonville area or have a stated interest in economic development activity in the Northwest Jacksonville area.

As of September 30, 2024, the members of the Advisory Committee included:

- Chair: Fred Atwill, Jr., ATWILL, LLC.
- Vice Chair: Cedrick Gibson, Florida State College at Jacksonville
- George Barnes, George A. Barnes Realty
- Tillery Durbin, VyStar Credit Union
- Valerie Jenkins, Wells Fargo
- Philip Elson, The NDN Companies

FINANCIAL POSITION AND FUNDS AVAILABLE

The initial funding source for the NWJEDF was the Construction Fund established by the Excise Taxes Revenue Bond Series 1986A authorized by Ordinance 86-487-211. The NWJEDF also received \$25M in Better Jacksonville Plan (BJP) proceeds in 2001. The BJP funds were set aside to encourage economic opportunities in the target area with the provision that repayments and interest be reinvested for future use within the boundaries. As of today, the balance of the NWJEDF is comprised of Capital Project Funds, BJP funding, and the Northwest OED Fund.

As of September 30, 2024, the balance of the NWJEDF was \$4,346,132. This includes appropriations totaling \$2,028,500 for approved projects, leaving an available balance of \$2,317,632. In addition, a total of \$3,920,000 remains encumbered. Average monthly loan revenue for FY 2024 was \$18,727. Average monthly principal return for FY 2024 was \$15,099.

ON-GOING PROJECTS AND PROGRAMS

Non-Residential Septic Tank Repair and Replacement and Sewer Connection Grant Program. Ordinance 2018-196-E appropriated \$1,000,000 from the NWJEDF to establish a grant program to aid businesses with the costs associated with repairing or replacing failing septic systems and/or connection to JEA's sewer system. Ordinance 2021-385-E amended the eligibility criteria to include non-residential properties, including commercial and not-for-profit businesses, provided the property is not homesteaded. Ordinance 2024-364-E appropriated an additional \$200,000 towards the program and revised the program guidelines to provide funding for grants up to \$30,000 for the

removal and replacement of septic tanks or up to \$75,000 for water and sewer hookups (as required by Florida Statute) to the owners of commercial properties in Northwest Jacksonville.

Eligible projects may include repair or replacement of septic tanks and drain fields for businesses whose systems are in failure as determined by the Florida Department of Health or identified by a qualified person as per subsection 64E-6.004(3), Florida Administrative Code (F.A.C.); or connect to existing sewer. Properties cannot have any pending zoning or building code violations, pending liens, unpaid taxes, or environmental contamination.

The OED reports bi-annually to the City Council regarding the use of grant funds, including the grant recipient, address and amount of the grant and status of the grant for each application. As of September 30, 2024, 31 agreements were executed for a total of \$864,183. Further, 22 projects have been completed as of fiscal year end 2023. A total of \$702,167 has been disbursed for septic system repair/replacement or connection to JEA sanitary sewer and \$38,348 has been repaid under the Program.

Supermarkets and Healthy Food Programs. In FY 2018 the City Council approved Ordinance 2018-195-E and authorized \$3,000,000 to engage a consultant and incentivize new supermarkets and healthy food programs in the Northwest area. In FY 2019 the OED worked with T. Brown Consulting Group, LLC to assist with recommending and developing incentive programs that would further the goal of improving health outcomes within the NWJEDF area through the provision of greater access to, affordability of, and education concerning healthy food choices. City Council approved Ordinance 2019-245-E, which accepted the consultant's report, adopted the Full-Service Grocery Store Program, and authorized the development of various Food Desert Pilot Programs.

A total of \$105,000 was spent on the consultant's contract. As of September 30, 2024 a total of \$2,087,600 was expended on the various programs and \$737,500 remains encumbered. There was a working balance of \$180,667 at fiscal year-end to address food desert matters.

As of September 30, 2024, the following Food Desert Programs are being monitored by the Office of Economic Development:

Full-Service Grocery Store Program

Grant Recipient	Project Address	Approved Grant Amount	Disbursed Amount	Bill #
Commonwealth SDC, LLC (Rowe's)	1020 Edgewood Ave. N.	\$750,000	\$750,000	<u>2019-0767</u>
Winn-Dixie Stores, Inc.	5210 Norwood Ave.	\$850,000	\$800,212	<u>2019-0870</u>
Lift Jax (Deb's Store)	1478 Florida Ave.	\$650,000	\$0	<u>2022-0029</u>

Transportation Program

Grant Recipient	Project Address	Approved Grant Amount	Disbursed Amount	Bill #
Jacksonville Transportation Authority (JTA)	Door to Store - Modified Northside ReditRide Boundary	\$295,000	\$207,500	<u>2019-0812</u> <u>2021-0046</u> <u>2021-0140</u> <u>2022-0135</u> <u>2023-0760</u>

Mobile Markets Program

Grant Recipient	Project Address	Approved Grant Amount	Disbursed Amount	Bill #
Regional Food Bank of Northeast Florida, Inc. (dba Feeding Northeast Florida)	Corner Market - various locations: service locations and hours to be agreed upon by City and Company	\$200,000	\$199,889	<u>2019-0813</u>

Other

Grant Recipient	Project Address	Approved Grant Amount	Disbursed Amount	Bill #
Overflow Health Alliance, Inc.	Making Ends Meet 4220 Moncrief Rd.	\$25,000	\$25,000	<u>2021-0597</u>

PROJECTS AND PROGRAMS APPROVED DURING FY 2024

Titan Florida, a subsidiary of Titan America, operates as the U.S. subsidiary of Titan Cement International, SA. Titan America has 46 locations throughout North America and employs approximately 5,000 people. Their products include aggregates, concrete block, cement, fly ash and ready-mix concrete. Titan Florida currently operates two (2) ready-mix concrete plants and a terminal in Jacksonville. The company proposes to add a third ready-mix plant in the Northwest Jacksonville Economic Development Fund (NWJEDF) area at 1712 N. McDuff Avenue. The proposed plant will add capacity to the Jacksonville market and is expected to create 24 new full-time equivalent jobs and an estimated capital investment of \$18.38 million. The City Council approved Resolution 2023-0860-A, authorizing a \$100,000 business infrastructure grant to offset a portion of the infrastructure improvements needed to complete the Project.

First Coast No More Homeless Pets, Inc. (FCNMHP) is a 501(c)(3) nonprofit organization that began its operation in 2002. Their mission is to end the euthanization of homeless dogs and cats in shelters in Northeast Florida. FCNMHP operate two facilities in Duval County: 1) the primary facility is located at 6817 Norwood Avenue and 2) the satellite facility is located at 464 Cassat Avenue, Jacksonville, FL 32254. FCNMHP performs over 100 spay/neuter surgeries per day at their Norwood facility, which is aging, crowded, and no longer sufficient to meet their needs. The company proposes to renovate and expand the Norwood facility to provide an additional 3,226 square feet of operational space by converting an existing building into clinical space. Extensive renovations to the existing buildings as well as the purchase of additional machinery, equipment, furniture, and fixtures is required. The renovations proposed will expand and improve the overall operations, provide additional professional job opportunities for local residents, and insure that the veterinary services are provided in a safe and secure facility. The City Council approved Ordinance 2024-0362-E, authorizing a \$500,000 forgivable loan to support the proposed expansion.

2210 Melson MZL LLC (Mayfair Investment Properties) is a real estate development firm founded in 2013 and headquartered in Miami, Florida. In July of 2023 they purchased Roux Laboratories, Inc. 340,000 square foot warehouse located at 2210 Melson Avenue. The warehouse was constructed in 1963 and is located on a 22-acre site located within the Northwest Jacksonville Economic Development Fund boundary area. The sixty-one-year-old, 340,000 square foot building needs to be renovated and upgraded to meet current standards. The estimated investment to bring the building up to current building code standards is estimated to cost \$3,734,000. The City Council approved Ordinance 2023-0759-E, authorizing a \$500,000 forgivable loan to support the proposed expansion.

Belvedere Terminals, LLC operates a fuel distribution network and bulk storage facilities for legacy fuels, oil, gas, and renewable energy bio-products. The Company is headquartered in St. Petersburg, Florida and operates 3 fuel terminals in Jacksonville, Orlando, and Fort Pierce. The Company is proposing to develop and construct a new facility at 5902 Sportsman Club Road in Jacksonville to add capacity to the northeast Florida and southeast Georgia market area. The facility will have state-of-the-art safety, environmental, and delivery systems. The City Council approved Ordinance 2024-0061-E, authorizing a \$1.5 million Large Scale Economic Development Fund (LSEDF) Grant to offset a portion of the site development costs associated with the project, which is expected to have a capital investment of over \$90 million.

OTHER ACTIONS DURING FY 2024

AA Auto Parts. Inc. is engaged in the sale of used automobile parts, ferrous and non-ferrous metal recycling. The Company is in the process of expanding their business, located at 6641 W. Beaver Street, to incorporate a metal shredding operation. Ordinance 2019-652-E, approved on October 22, 2019, appropriated \$250,000 from the Northwest Jacksonville Economic Development Fund (NWJEDF) to support the Company's expansion, which includes additional infrastructure improvements needed to install the metal shredder system on the property. The Project is currently under construction but has experienced delays due to environmental issues identified during the completion of the site work and the COVID-19 Pandemic, delaying construction and delivery of needed building materials. As a result, the Company requested extensions to allow for completion of the Project. The City Council approved Ordinance 2022-560-E, extending the completion deadline through December 31, 2022; Ordinance 2023-0078-E, which extended the completion deadline through September 30, 2023; and Ordinance 2024-0102-E, which extended the completion deadline through September 30, 2024.

LOAN STATUS

As of September 30, 2024, the following NWJEDF loans are being serviced by the Office of Economic Development:

NWJEDF Loan Status as of 09/30/2024

Borrower	Loan Origination Date	Original Principal Amount	Loan Terms (Years)	Maturity Date	Interest Percent (%)	Principal Balance (as of 9/30/2024)	Payment Status	Comments
Moncrief Plaza (Urban Core Enterprises, Inc.)	07/31/2003	\$2,100,000	20	08/1/2026	0.00%	\$202,563	Current	Repayment began 8/1/2006
First Coast No More Homeless Pets, Inc. (Loan 1)	03/06/2009	\$211,325	25	06/01/2034	3.00%	\$92,323	Current	Original term of 10 yrs. Modified to re-amortize and extend maturity date through 6/1/2034.
Fresh Ministries	05/23/2011	\$392,265	10	04/01/2025	3.00%	\$276,892	Current	Repayment began 4/1/2015
North Point Town Center	01/27/2012	\$527,579	10	12/22/2025	3.00%	\$460,376	Current	Repayment due 15 yrs from date of Execution (12/22/2010), w/interest only payments for the earlier of 5 yrs or 95% occupancy.

NWJEDF Loan Status as of 09/30/2024

Borrower	Loan Origination Date	Original Principal Amount	Loan Terms (Years)	Maturity Date	Interest Percent (%)	Principal Balance (as of 9/30/2024)	Payment Status	Comments
First Coast No More Homeless Pets, Inc. (Loan 2)	08/28/2015	\$397,040	15	10/01/2032	3.00%	\$229,967	Current	Repayment began 6/1/2017
Liquid Proof, LLC (Four Fathers Distillery)	05/09/2018	\$61,000	15	06/01/2033	3.00%	\$43,885	Current	Original term of 5 yrs. Modified to re-amortize and extend maturity date through 6/1/2033
Eastern Wire Products	03/30/2022	\$150,000	10	4/1/2032	3.00%	\$135,784	Current	Repayment began 4/1/2022

PROJECTS BEING MONITORED BY THE OFFICE OF ECONOMIC DEVELOPMENT

As of September 30, 2024, the following NWJEDF projects are being monitored by the Office of Economic Development:

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
Moncrief Plaza Shopping Center	3000 Moncrief Rd.	Water & sewer infrastructure improvements	Construction loan of \$2.1 million & infrastructure grant of \$718,000	60	\$3,600,000	Complete Loan in Repayment	<u>2001-1114</u>
Mr. G's Hair Depot	1492 Kings Rd.	Onsite infrastructure & building improvements <i>*Final judgement of \$63,966 granted in favor of City on 8/17/2018</i>	Construction loan of \$63,560 & grant of \$10,000	4	\$68,500	Complete Loan Default	<u>2002-0832</u>
Shoppes at Norfolk	Corner of Soutel Dr. & Norfolk Blvd.	Renovation and construction of site as new commercial, retail development <i>*Settlement payment of \$438, 715 received from Evelyn Greer. Summary judgement issued against remaining guarantors.</i>	Construction loan of \$877,429 & grant of \$584,952	50	\$4,387,144	Complete Loan Default	<u>2007-0255</u>

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
First Coast No More Homeless Pets, Inc.	6817 Norwood Ave.	Acquisition & renovation of building for animal medical facility. Loan modification done to re-amortize the loan and extend maturity date	Construction loan of \$211,325 & grant of \$117,800	54	\$987,390	Complete Loan Repayment	<u>2008-1036</u> <u>2019-0332</u>
Cedar Grove Truck Wash	3317 Edgewood Ave. N.	Construction of commercial truck wash, with office and retail space <i>*Default judgement issued against Company and recorded 7/21/2017.</i>	Loan of \$125,000 & grant of \$75,000	18	\$1,070,445	Complete Loan Default	<u>2009-0185</u>
Fresh Ministries Beaver Street	728 Blanche St.	Onsite infrastructure & building improvements	Construction loan of \$392,265 & infrastructure grant of \$100,000	95	\$601,109	Complete Loan in Repayment	<u>2010-0367</u>
North Point Town Center	3416 Moncrief Rd.	Mixed use retail/office facility	Construction loan of \$527,579 & grant of \$351,719	17	\$1,881,800	Complete Loan in Repayment	<u>2010-0750</u>
Cowealth, LLC	5638 Commonwealth Ave.	Acquisition of building & purchase of equipment/ machinery <i>*Claims filed against guarantors in 2017. Chapter 11 Reorg plan in place for KJB and Joann Brown. Restitution payments due pursuant to USA vs. Katrina Brown et al.</i>	Loan of \$380,000 & infrastructure grant of \$210,550	56	\$2,430,000	Complete Loan Default	<u>2011-0290</u>

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
L & J Diesel	2345 Harper St.	Relocate to larger facility, which will serve as Company's manufacturing facility.	Construction Loan of \$200,000 & grant of \$200,000	20	\$2,600,000	Complete Monitoring Project	<u>2012-0682</u>
First Coast No More Homeless Pets, Inc.	464 Cassat Ave.	Low cost, full-service animal hospital	Construction loan of \$400,000 and grant of \$183,587	47	\$1,750,761	Complete Loan in Repayment	<u>2015-0014</u>
LiquidProof, LLC d/b/a Four Fathers Distillery, Inc.	2917 Borden St.	Sprinkler System installation and water line extension to the building	Construction loan of \$61,000 & infrastructure grant of \$25,000	5	\$436,000	Complete In Repayment	<u>2017-0448</u> <u>2023-0618</u>
Clara White Mission - White Harvest Farms	4850 Moncrief Rd.	Prepare and develop an approx. 9-acre site to include design, permitting, and construction of Capital Improvements related to White Harvest Farms	Grant of \$1,747,090 to complete project		\$1,747,090	Complete Monitoring Project	<u>2018-0509</u> <u>2022-0561</u>
Lineage Logistics / Preferred Freezer Services of Jacksonville, LLC	5459 Doolittle Rd.	Off-site and on-site infrastructure improvements for construction of a cold storage food warehouse	Infrastructure grant of \$100,000	40	\$46,700,000	Complete Monitoring Project	<u>2019-0086</u>
A A Auto Parts, Inc.	6641 Beaver St. W.	Infrastructure improvements needed to install a metal shredding system	Construction loan of \$150,000 & infrastructure grant of \$100,000	5	\$5,154,850	Under Construction	<u>2019-0652</u> <u>2022-0560</u> <u>2023-0078</u>

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
Flying W Plastics	109 Stevens St.	Infrastructure Improvements for piping products manufacturing facility	Infrastructure grant of \$100,000	28	\$8,000,000	Complete Monitoring Project	<u>2020-0312</u>
Ring Power Corporation (Phoenix Products)	1727 Bennett St.	Infrastructure Improvements for metal fabricating facility	Infrastructure grant of \$100,000	12	\$2,144,000	Complete Monitoring Project	<u>2020-0587</u>
Eastern Wire Products	5415 Longleaf St.	Infrastructure Improvements for steel and wire manufacturing facility	Construction loan of \$150,000 & infrastructure grant of \$100,000	10	\$4,461,905	Complete Loan in Repayment	<u>2021-0437</u>
Regional Food Bank of Northeast Florida (dba Feeding Northeast Florida)	1824 Beaver St. W.	Site renovations and redevelopment as Farmer's Market and Resource Center	Grant of \$200,000 (plus \$1 million from general fund)		\$2,000,000	Planning Phase	<u>2021-0504</u> <u>2024-0769</u>
Concept Development	1040 E. 8 th St.	Environmental remediation and development of site as Dollar General	Infrastructure grant of \$300,000		\$2,119,864	Complete Monitoring Project	<u>2021-0704</u>
USA Big Mountain Paper (Nateen)	2160 W. 33 rd St.	Renovations and infrastructure improvements for paper medical products manufacturing facility	Grant of \$200,000 for infrastructure and building improvements	50	\$5,300,000	Complete - Awaiting Paperwork	<u>2022-0087</u>

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
Florida Mechanical Systems, Inc. (FMS)	524 Stockton St.	Construction, infrastructure improvements and equipment for new building to serve as administrative facility for W.W. Gay Mechanical Contractors, Inc.	Grant of \$500,000 for infrastructure and construction	60	\$15,313,339	Complete - Awaiting Paperwork	<u>2022-0277</u>
Fruit of Barren Trees, LLC	3202 N. Myrtle Ave.	Renovation of building to serve as office and leased space	Construction loan of \$135,000	7	\$670,000	Under Construction	<u>2022-0278</u>
Ferrosorce, LLC	1011 Blanche St.	Infrastructure improvements to establish metal fabricating and steel products manufacturing facility	Infrastructure grant of \$100,000	15	\$2,269,000	Under Construction	<u>2022-0717</u>
Sports Addix, LLC	1708 Marshall St.	Infrastructure and building improvements to create multi-line screen-printing manufacturing facility	Grant of \$50,000 for infrastructure and building improvements	25	\$679,000	Complete Monitoring Project	<u>2022-0834</u>
Danone North America Public Benefit Corp.	2198 West Beaver St.	Expansion of manufacturing facility to accommodate additional product offerings	Large scale grant of \$500,000 for site improvements and related expenses	40	\$65,000,000	Under Construction	<u>2022-0862</u>
Kappa Alpha Psi Foundation Jacksonville, Inc.	3717 Moncrief Rd.	Improvements for the creation of a state-of-the-art healthcare facility, including site demolition and utility infrastructure	Large scale grant of \$500,000 for site improvements and related expenses		\$8,300,000	Under Construction	<u>2023-0077</u>

Project Name	Project Address	Project Description	Project Assistance	Projected New Full-Time Jobs	Projected Private Capital Investment	Status	Bill #
Titan Florida	1712 N. McDuff Ave.	Expansion in Jacksonville through the addition of a third ready-mix concrete plant, including construction and equipping	Infrastructure Grant of \$100,000	24	\$18,375,273	Under Construction	<u>2023-0860</u>
2210 Melson MZL LLC	2210 Melson Ave.	Renovation of existing 340,000 SF warehouse to bring the building to current building code standards	Infrastructure Grant of \$100,000		\$3,734,000	Complete Monitoring Project	<u>2024-0362</u>
First Coast No More Homeless Pets, Inc.	6817 Norwood Ave.	Renovation and expansion of existing facility to add operational and clinic space, including machinery and equipment	Forgivable Loan of \$500,000	6	\$1,650,000	Under Construction	<u>2023-0759</u>
Belvedere Terminals, LLC	5902 Sportsman Club Rd.	Construction and development of a new state-of-the-art rail fuel delivery system	Grant of \$50,000 for infrastructure and building improvements	20	\$90,750,000	Under Construction	<u>2024-0461</u>