

Council Auditor's Office
Financial Commitments Tracking

10-2-26

Downtown Investment Authority

Project	Bill	ROI	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	Total
Gateway N4/Osprey River LLC (Completion Grant)	2024-495-E	1.07	\$ 2,606,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,606,000
Gateway N5/721 Pearl Garage (Completion Grant)	2024-495-E	1.06	\$ 844,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 844,000
Gateway N8/606 Pearl St LLC (Completion Grant)	2024-495-E	1.08	\$ 10,155,000	\$ 15,402,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,557,000
UF Graduate Campus	2025-396-E	n/a	\$ 12,500,000	\$ 12,500,000	\$ 12,500,000	\$ 12,500,000	\$ -	\$ -	\$ -	\$ 50,000,000
119 W. Beaver St, LLC (Publix)	2026-541	1.10	\$ -	\$ -	\$ 28,250,000	\$ -	\$ -	\$ -	\$ -	\$ 28,250,000
Subtotal - Downtown Investment Authority			\$ 26,105,000	\$ 27,902,000	\$ 40,750,000	\$ 12,500,000	\$ -	\$ -	\$ -	\$ 107,257,000

Office of Economic Development

Project	Bill	ROI	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	
Phoenix Jax (Phase 2 Completion Grant)	2024-418-A	1.07	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Campbell Cove (Development Loan)	2026-150-E	n/a	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Winn Dixie (Headquarters Retention Grant)	2026-326-A	1.07	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ -	\$ -	\$ 6,500,000
Subtotal - Office of Economic Development			\$ 8,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ -	\$ -	\$ 13,500,000

Housing & Community Development Division

Project	Bill	ROI	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	
Lofts at Southbank (Development Loan)	2024-272-E	n/a	\$ -	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Tracy Justina Ricker TC LLC (Development Loan)	2026-386-E	n/a	\$ 3,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800,000
Subtotal - Housing & Community Development Division			\$ 3,800,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800,000

TOTAL			\$ 38,205,000	\$ 35,202,000	\$ 42,050,000	\$ 13,800,000	\$ 1,300,000	\$ -	\$ -	\$ 130,557,000
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Funding to be set aside for future completion grants via 2026-572			\$ 33,958,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,958,000
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Future Funding Needed			\$ 4,247,000	\$ 35,202,000	\$ 42,050,000	\$ 13,800,000	\$ 1,300,000	\$ -	\$ -	\$ 96,599,000
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