



**OFFICE OF CITY COUNCIL  
CITY COUNCIL AGENDA OF JUNE 25, 2024**

**BRIEF SUMMARIES OF AMENDMENTS and SUBSTITUTES**

Compiled by: Research Division

Full text of amendments and substitutes available via Legislative Gateway system at  
<https://jaxcityc.legistar.com/Legislation.aspx>

24-274	Amendment	<p>(ORD-Q Rezoning at 851 N Market St, btwn Market St N &amp; Liberty St N) from PBF-1 to PUD, to Permit Commercial &amp; Multi-Family Residential Uses, Including the Sale &amp; Svc of All Alcoholic Beverages, Including Liquor, Beer &amp; Wine, for On-Premises &amp; Off-Premises Consumption on Property Located Less Than 1,500 ft from Several Churches &amp; Schools Without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Made at the Armory PUD):</p> <p>1. Rezoning approved subject to 1 condition:</p> <p style="padding-left: 20px;">a. A traffic study meeting the requirements of Section 1.1.11 of the Land Development Procedures Manual (January 2024) shall be provided at Civil Site Plan Review.</p>
24-343	Amendment	<p>(ORD Apv a Conceptual Master Plan for Development, at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 Philips Hwy, 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd &amp; 6586 San Pablo Rd S, btwn I-295 &amp; the Duval County/St. Johns County Line - (11,047.38± Acres) - BJD Timberlands, LLC &amp; Estuary, LLC):</p> <p>1. Conceptual Master Plan approved subject to 1 condition:</p> <p style="padding-left: 20px;">a. The developer shall be responsible for the design, permitting and construction of connecting the Subject Property to the existing JEA water/sewer infrastructure according to JEA policy or under a service agreement between the landowner and JEA. Such improvements shall be dedicated to JEA upon completion of construction of such improvements. The developer shall be responsible for providing all the property and easements within the project boundary, at no cost to JEA, for facilities needed to serve the development.</p>
24-344	Amendment	<p>(ORD-Q Rezoning at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 Philips Hwy, 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd &amp; 6586 San Pablo Rd S, btwn I-295 &amp; the Duval County/St. Johns County Line from AGR to PUD, to Permit Commercial, Office, Institutional, Single &amp; Multi-Family Residential Neighborhoods With Active &amp; Passive Recreation, as Described in the Estuary LLC PUD &amp; the Estuary Conceptual Master Plan Appvd by Ord 2024-343-E):</p> <p>1. Rezoning approved subject to 2 conditions:</p> <p style="padding-left: 20px;">a. A traffic study may be required for future developments within the PUD at Civil Site Plan Review. All traffic studies shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).</p> <p style="padding-left: 20px;">b. The cross section of any roadway proposed to be dedicated to the City of Jacksonville shall match the City standard cross sections found in the Land Development Procedures</p>

		Manual, Volume 3 – Standard Details (January 2024), plates P-119 through P-127, unless otherwise approved by the Transportation Planning Division.
24-348	Amendment	<p>(ORD-Q Rezoning at 2303 N. Market St, 2301 &amp; 2245 Main St, 2305 Hubbard St, 2335 Market St, 0 &amp; 2401 Hubbard St, 2402 Market St, 0 N. Market St, 2336 Liberty St, 0 E. 14th St, 0 E. 15th St &amp; 2315 Hubbard St btwn Main St &amp; Liberty St &amp; South of E. 15th St from PUD &amp; IL to PUD, to Permit Townhomes &amp; Commercial &amp; Multi-Family Residential Uses, Including the Sale &amp; Svc of All Alcoholic Beverages, Including Liquor, Beer &amp; Wine, for On-Premises &amp; Off-Premises Consumption on Property Located Less Than 1,500 ft from a Church Without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Phoenix Art District PUD):</p> <p>1. Rezoning approved subject to 1 condition:</p> <p>a. The PUD shall consist of an integrated system of pedestrian walkways, sidewalks and paths. This system shall also incorporate the Emerald Trail, which is envisioned to be located along the southern edge of the PUD. The applicant will work with the City, Groundwork Jacksonville, Inc. and the Jacksonville Transportation Authority (JTA) upon a mutually agreeable trail location and design. The owners of the Subject Property, or their successors or assigns, shall grant all necessary easements to the City, Groundwork Jacksonville, Inc. and JTA as necessary to build and maintain the Emerald Trail.</p>
24-353	Amendment	<p>(ORD-Q Rezoning at 8427 &amp; 8467 Cassie Rd, btwn Perkins Pl &amp; Cox Rd from RLD-90 to PUD, to Permit Single-Family Residential Uses, as Described in the Cassie Oaks Plantation (Cassie Rd) PUD):</p> <p>1. Rezoning approved subject to 1 condition:</p> <p>a. The western parcel of the Subject Property (Lots 1-12 as depicted on the Site Plan) shall provide a minimum fifteen-foot rear yard setback.</p>
24-356	Amendment	<p>(ORD-Q Apv Zoning Exception (Appl E-24-04) at 1555 N Pearl St, btwn 5th St W &amp; 6th St W - Justin Tichy - Requesting a Restaurant, Including Facilities for the Sale &amp; Svc of Alcoholic Beverages for On-Premises Consumption Only, Subject to the Conditions Outlined in Section 656.368 II.(d)(14), Ord Code, for Vanesa Ewais, in CRO-S):</p> <p>1. Amends the bill to include a directive to the Planning and Development Department to refund the \$1600.00 initial application fee to the applicant.</p>
24-357	Amendment	<p>(ORD-Q Apv Zoning Exception (Appl E-24-28) at 10601 San Jose Blvd, Bldg 300, btwn Hartley Rd &amp; San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale &amp; Svc of All Alcoholic Beverages, Including Liquor, Beer or Wine, for On-Premises Consumption, (2) Permanent Outside Sale &amp; Svc of All Alcoholic Beverages Meeting the Performance Standards &amp; Dev Criteria Set Forth in Pt 4, &amp; (3) Restaurant With Outside Sale &amp; Svc of Food Meeting the Performance Standards &amp; Dev Criteria Set Forth in Pt 4, in Bldg 300 as Depicted on the Site Plan, for Coopers Hawk Mandarin - Jacksonville, LLC, in CCG-1):</p> <p>1. Attaches a Revised On File to include an updated Site Plan reflecting the Zoning Exception is being granted for a restaurant use located in Building 300 on the Subject Property as outlined in the legislation.</p> <p>2. Corrects a scrivener's error.</p>
24-358	Amendment	<p>(ORD-Q Apv Zoning Exception (Appl E-24-29) at 2902 Corinthian Ave, btwn Oxford Ave &amp; Baltic St - 2902 Corinthian Building, LLC - Requesting an Establishment or Facility</p>

		Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On Premises Consumption, for Brown Family Restaurant Ortega, LLC, in CN): 1. Zoning Exception approved subject to 1 condition: a. The zoning exception (E-24-29) granted herein shall not be effective unless or until the Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-10) required pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.
24-363	Amendment	(ORD Approp \$955,048.54, Including \$498,313.88 in Rev Collected From the Foreclosure Registry & a Reallocation of Previously Approp Funds From the Foreclosure Registry in the Amt of \$311,995.85, to Fund Various Progs & Activities Auth Pursuant to Ch 179, Ord Code, & the Remainder (\$144,738.81) From Activity (00001342) to Distribute Actual Balances btwn Current Projs; Auth Positions): 1. Correct total appropriation amount to \$810,309.73. 2. Attach Revised Exhibit 1 (BT) to reflect correct appropriation amount.
24-365	Amendment	(ORD Making Certain Findings; Apv the Application of Greenland Biomass, LLC for Renewal of Its Certificate of Public Convenience & Necessity (CON) to Operate a Yard Trash Recycling Facility With a Modification to Allow for the Addition of Clean Debris Recycling & an Increase to the Facility's Daily Capacity): 1. Attach Revised Exhibit 2 (Comments and Recommendations) to include approval from the Director of Public Works and Florida Department of Health.
24-368	Substitute	(ORD-MC Amend Sec 122.801 (Definitions), Pt 8 (Tangible Personal Property), Ch 122 (Public Property), Ord Code, to Increase the Capital Asset Threshold From \$1,000 to \$5,000): As substituted, • Amends Code Sec. 122.801(e) to increase the value threshold for defining "property or tangible personal property" from \$1,000 to \$5,000. • Amends Code Sec. 122.811(a) to increase the value threshold from \$1,000 to \$5,000 for requiring tangible personal property be sold to the highest bidder. • Amends Code Sec. 122.812(f) to increase the value threshold from \$1,000 to \$5,000 for JEA to negotiate the sale of tangible personal property. • Amends Code Sec. 122.814 to increase the value threshold from \$1,000 to \$5,000 for requiring sale to the highest bidder for disposal of surplus timber. • Establishes an effective date of October 1, 2024 for the Code changes listed above.
24-417	Amendment	(ORD-MC Amend the Boundaries of the Arbors CDD Pursuant to Sec 190.046, F.S., & Ch 92, Ord Code, to Amend the Boundaries of the Arbors CDD to Expand the Regional Territory by an Add'l 169.84± Acres): 1. Reflect filing fee not required for this petition for amended boundaries.
24-418	Amendment	(RESO Auth the Mayor, or her Desig, & Corp Sec to Execute an Economic Dev Agrmt btwn the City & FOC QOF, LLC, to Support the Restoration & Renovation by Developer of 4 Parcels of Land: (1) 2335 Market St, 2320 N. Liberty St, & 2336 N. Liberty St (The Phase 1 Improvements); & (2) 2303 Market St (The Phoenix Building), & 2402 Market St, 2401 Hubbard St, & the Parcel Located at the SW Corner of Market St & 15th St E (The Bunker Building Improvements) (Collectively, the Phase 2 Improvements), to Include Restaurant Improvements, Artists' Studios, Co-Work Spaces, etc.): 1. Remove request for two-reading passage. 2. Correct scrivener's error.

24-421	Amendment	(ORD Approp \$5,000,000 from the Debt Mgmt Fund to an Existing CIP Proj Entitled “Liberty Street Marina”; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds to the Proj): 1. Attach Revised Exhibit 1 (BT) to balance internal service fund charges and revenue. 2. Attach Revised Exhibit 2 (CIP) to correctly reflect prior and current appropriations. 3. Change project name to the Hans G. Tanzler, Jr. Marina pursuant to Ord. 2023-616-E.
24-424	Amendment	(ORD Approp \$1,433,508.00 from the COJ Gen Fund Operating Fund Bal Recaptured from KHA from the 22-23 FY to the KHA Operating Fund Out of School Time, Juvenile Justice, Early Learning, Special Needs, & Pre-Teen/Teen Category Accts for the Provision of Continued Essential Svcs to Children & Youth in Duval County Through the 23-24 FY): 1. Clarify funding will provide services through fiscal year 24/25. 2. Clarify Out of School time funding is for continued funding of an existing site, not a new site. 3. Revise language to reflect approval of the 7th Revised Schedule M. 4. Attach Revised Exhibit 2 (Seventh Revised Schedule M) to include previous JUMP Appropriation. 5. Correct scrivener’s errors.
24-425	Amendment	(ORD Approp \$26,111.83 From the Information Technologies Fund (53101) to Fund Salary & Benefits Within the Radio Communication Fund (53102); Auth 1 FT Position): 1. Clarify funding source is permanent and probationary salaries within the Information Technology Fund. 2. Clarify one position is being deleted within the Information Technology Fund.
24-426	Amendment	(ORD Expanding the Uses of Emergency Rental Assistance Prog (Round 2) (ERA2 Program) Grant Funds From the U.S. Dept of the Treasury, to Include Affordable Rental Housing Purposes, & Extending the Local Admin of the ERA2 Prog From 9/30/23 to 9/30/25): 1. Invoke Section 126.107(g) and authorize execution of agreements with the entities below to perform affordable housing development: a. I.M. Sulzbacher Center For The Homeless, Inc. - \$2,000,000. b. Duval MF Partners, LLC - \$1,250,000. c. Northwest Jacksonville Community Development Corporation - \$500,000. d. Arts Village Eastside, LLC - \$300,000. e. FOBT Pipeline Inc. - \$324,458.34. 2. Attach Project Details as new Exhibit.
24-428	Amendment	(ORD Approp \$25,384.28 From SOE Investment Pool Earnings Generated From Help America Vote Act (HAVA) Grant Funds to Pay for Election Education & the Mailing of Sample Ballots): 1. Correct appropriation amount to \$25,383.33. 2. Strike carryover language. 3. Attach Revised Exhibit 1 (BT) to correct the appropriation amount.
24-429	Amendment	(ORD Concerning a Continuation Grant; Approp \$582,374.00 in Annual Emergency Solutions Grant (ESG) Funding From HUD to Fund Various Svcs & Activities Aimed at Addressing Homelessness & That Meet the Goals & Objectives of the ESG Prog; Prov Auth for Reallocation of Grant Funds):

		<ol style="list-style-type: none"> <li>1. Attach HUD award letter as new Exhibit.</li> <li>2. Correct scrivener's errors.</li> </ol>
24-430	Amendment	<p>(ORD Concerning a Continuation Grant; Approp \$3,112,672.00 in Annual Housing Opportunities for Persons with AIDS (HOPWA) Prog Grant Funding From HUD to Prov Housing Assistance &amp; Related Supportive Svcs to Eligible Low-Income Persons Living With HIV/AIDS &amp; Their Families Within Duval County; Prov Auth for Reallocation of Grant Funds):</p> <ol style="list-style-type: none"> <li>1. Attach HUD award letter as new Exhibit.</li> </ol>
24-431	Amendment	<p>(ORD Concerning a Continuation Grant; Approp \$3,691,589.53 in Annual Federal Home Investment Partnership (HOME) Grant Prog Funding, Including Low Income From HUD, &amp; \$444,372.53 From Prog Income, to Prov Funding for a Wide Range of Activities to Assist Low &amp; Very Low-Income Households):</p> <ol style="list-style-type: none"> <li>1. Attach HUD award letter as new Exhibit.</li> <li>2. Correct the HUD award amount to \$3,247,216.72 and the total appropriation to \$3,691,589.25.</li> <li>3. Attach Revised Exhibits 1 (BT) and 2 (Schedule of Proposed Funding) to correct appropriation amount.</li> </ol>
24-432	Amendment	<p>(ORD Concerning a Continuation Grant; Prov for Participation in the Community Development Block Grant (CDBG) Prog; Approp \$7,571,578.61 for Prog Costs, Including \$6,853,388.00 From HUD, \$229,472.40 From Reprogrammed Grant Funds &amp; \$488,718.21 From Prog Income; Prov for Award, Auth, &amp; Funding, &amp; for the City to Execute Federal Prog Contracts for CDBG Prog Funds):</p> <ol style="list-style-type: none"> <li>1. Attach HUD award letter as new Exhibit.</li> <li>2. Correct Reprogrammed amount to \$229,473.11 and total appropriation amount to \$7,571,579.32.</li> <li>3. Attach Revised Exhibits 1 (BT) and 2 (Schedule of Proposed Funding) to correct appropriation and include full schedule.</li> </ol>
24-437	Amendment	<p>(ORD-MC Amend Sec 126.608 in Ch 126 (Procurement Code), Ord Code, to Remove Requirement of Bond Enhancement Progs; Amend Sec 126.614 (JSEB &amp; Program Eligibility) to Require Re-Certification Every 36 Months Instead of Every 24 Months):</p> <ol style="list-style-type: none"> <li>1. Amend Sec. 126.607(a) to strike the reference to the bond enhancement program.</li> <li>2. Amend Sec. 126.613(c)(3) to change nine years to fifteen years.</li> <li>3. Amend Sec. 126.613(b) to change 24 months to 36 months.</li> <li>4. Correct scrivener's errors.</li> </ol>
24-438	Amendment	<p>(ORD-MC Approp \$6,217,826 Including: (1) \$1,000,000 from the Tree Protection &amp; Related Expenses Trust Fund (Charter) &amp; \$1,717,826 from the City-JTA Transportation Proj Pay-Go Fund (Better Jacksonville Plan (BJP)) Tree Mitigation Proj Provide Funding for the County-Wide Tree Prog; (2) \$1,500,000 from the Tree Protection &amp; Related Expenses Trust Fund (Charter) to the Level 2 Tree Planting Prog; &amp; (3) \$2,000,000 from the Tree Protection &amp; Related Expenses Trust Fund (Ordinance) to the Level 3 Tree Planting Prog):</p> <ol style="list-style-type: none"> <li>1. Pg. 2, line 8: insert "Code" after "Ordinance".</li> <li>2. Attach Revised Exhibit 3 (BT) to correct account information.</li> <li>3. Attach Revised Exhibit 4 (CIP Sheet) to correct fiscal year of appropriation.</li> </ol>

24-452	Amendment	<p>(ORD Approp \$7,600,000 from the Debt Mgmt Fund &amp; Auth the Approp from the City's Commercial Paper Facility &amp;/or the Issuance of Fixed Rate Debt to Provide a Construction Loan to Fuqua BCDC One Riverside Project Owner, LLC):</p> <ol style="list-style-type: none"> <li>1. Revise funding source from Debt Management Fund to General Fund operating reserves.</li> <li>2. Strike Section 3 amending the Budget Ordinance Schedule B4 and remove Exhibit 3 (FY 23/24 Debt Management Fund Detail).</li> <li>3. Strike Section 4 authorizing borrowing.</li> <li>4. Correct scrivener's errors.</li> <li>5. Attach Revised Exhibit 2 (BT) to reflect revised funding source.</li> </ol>
24-461	Amendment	<p>(ORD Approp \$1,500,000 from the Better Jax Projs Pay-As-You-Go Other Construction Costs Acct to the Subsidies &amp; Contributions to Private Org Acct for the Purpose of Prov a \$1,500,000 Large Scale Economic Dev Fund (LSEDF) Grant to Belvedere Terminals Company, LLC, in Connection With the Infrastructure Costs &amp; Building Improvements to Be Made by the Company for a Rail Fuel Delivery &amp; Storage Facility):</p> <ol style="list-style-type: none"> <li>1. Clarify that New Jobs must be created by 12/31/30.</li> <li>2. Clarify that the waiver of the PIP is, in part, because the required New Jobs is less than 50.</li> <li>3. Clarify that eligible private capital investment is estimated at \$82,750,000.</li> <li>4. Attach Revised Exhibit 1 (Project Summary) to reflect eligible private capital investment and correct scrivener's errors.</li> <li>5. Place Revised EDA on file to reflect eligible private capital investment and correct scrivener's errors.</li> <li>6. Correct scrivener's errors.</li> </ol>
24-468	Amendment	<p>(ORD Approp \$100,000 from the Safety &amp; Crime Reduction Contingency Acct to a Subsidies &amp; Contributions to Private Orgs Acct for a Grant to Be Made to WriteJustness, LLC, a FL Limited Liability Company, an Org Recommended by the Safety &amp; Crime Reduction Comm to Carry Out Its Mental Health Awareness Initiative):</p> <ol style="list-style-type: none"> <li>1. Place Revised Grant Agreement On File to clarify reporting requirements, limit administrative budget amendments to 10% per line-item and include budget form.</li> <li>2. Correct scrivener's errors.</li> </ol>
24-904	Amendment	Stadium of the Future – see attachment for amendments.

## 2024-904 Committee of the Whole Amendment Summary

### Council Auditor Technical Amendments

#### Ordinance

1. Section 3 - Correct term of ROFO to August 1, 2025 through August 31, 2030.
2. Correct scrivener's errors in legislation and in On File agreements/documents.

#### Guaranty Agreement

Require notification to the Council Auditor for all technical amendments.

#### Non-Relocation Agreement

Require notification to the Council Auditor for all technical amendments.

#### Security Agreement

1. Require notification to the Council Auditor for all technical amendments.
2. Recital E and Section 3 - clarify the City will reimburse StadCo for half of the costs of Interior Services within 30 days of event.
3. Section 1(i) and Exhibit A - clarify City's responsibilities for Exterior Services includes parking lots that the City makes available under the Parking Agreement.
4. Section 8- clarify the City will own any equipment required to provide the Interior Services for Covered Events that is funded from the Operations, Utilities and Events Fund.
5. Section 8 - clarify that space will be provided at no cost to the City for use in providing Covered Services at Covered Events.
6. Section 10 - clarify parking for JFRD vehicles is included within City's rights related to providing Covered Services.
7. Section 11 - clarify the term of the Security Agreement will commence with the commencement of the Amended and Restated Stadium Lease.

#### Performance Center Lease

1. Require notification to the Council Auditor for all technical amendments.
2. Section 10 - clarify a surcharge will be collected on parking passes for Landlord Events and include date for annual surcharge increase for both ticket and parking surcharge.

#### Amphitheater Lease

1. Require notification to the Council Auditor for all technical amendments.
2. Clarify the term of the amended and restated lease Amphitheater lease will commence with the commencement of the Amended and Restated Stadium Lease.
3. Section 10 - clarify a surcharge will be collected on parking passes for Landlord Events and include date for annual surcharge increase for both ticket and parking surcharge.
4. Section 13(c) - clarify parking surcharges on Landlord Events will be deposited in the Amphitheater Capital Fund.
5. Section 13(g) - strike section regarding transfer of surpluses in the Amphitheater Capital Fund.

#### Parking Agreement

1. Require notification to the Council Auditor for all technical amendments.
2. Section 3.d. and 4.f. - revise license period for ROFO Parking to begin August 1, 2026 and end August 31, 2030.

3. Section 4.b. - revise ROFO Commencement Date to August 1, 2025 and ROFO Expiration Date to August 31, 2030.
4. Section 6.a. - clarify parking surcharges assessed on Sports District Parking Facilities and ROFO Parking during Team Event Parking Periods will be deposited in the Operations, Utilities and Events Fund.
5. Section 6.c. and 7.b. - change reference to Section 9.2 to clarify that net parking revenue from Third Party Events will be deposited in the Operations, Utilities and Events Fund.
6. Section 9.1 - include requirement that StadCo maintain insurance on the ROFO Parking.
7. Exhibit 1 (definitions) - revise definition of ROFO Parking to include Future Development Parcel and Retained Parcel 4, include definitions of Amphitheater Lease and Multi-Use Covered Flex Field Lease; correct Code section reference for Sports and Entertainment District; and correct exhibit reference for Sports District.
8. Exhibit 3 (map) - identify Lot W and remove note.

#### Development Agreement

1. Require notification to the Council Auditor for all technical amendments.
2. Section 5.5.2 - change records retention period from 6 years to 7 years from the date of substantial completion to align with term of audit rights.

#### Lease Agreement

1. Require notification to the Council Auditor for all technical amendments.
2. Strike references to the Stadium Construction Disbursements Escrow Agreement.
3. Include provision that StadCo will provide supporting documentation for expenses when submitting net revenue or loss settlements for Third-Party Events to the Operations, Utilities and Events Fund.
4. Section 3.2 - clarify adjustment date for annual Base Rent increase.
5. Section 3.3 - clarify that StadCo shall "pay to the City and the City will deposit".
6. Section 4.5(a) and (b) - revise timeframe for submittal of Operations Budget by StadCo to May 1 annually and finalize the Operations Budget by July 1.
7. Section 4.6(a) - strike "Subject to the Procurement Process" regarding creation of the Operations, Utilities and Events Fund.
8. Section 4.6(e) - clarify funding requests from the Operations, Utilities and Events Fund can be submitted by StadCo monthly.
9. Section 6.2 and 6.2(b) - revise the submittal of Capital Plan to May 1 and finalize the Capital Plan by July 1.
10. Section 6.4(a) - revise timeframe for submittal of Capital Budget by StadCo to May 1 annually and finalization of the Capital Budget by July 1.
11. Section 6.5(a) - strike "Subject to the Procurement Process" regarding creation of the Capital and Maintenance Fund.
12. Section 6.5(c) - revise annual funding for the Capital and Maintenance Fund from being based on the amount of convention development taxes received in the prior fiscal year to the amount projected to be received in the upcoming fiscal year and change reference from "deposited" to "appropriated".
13. Section 6.5(d) - clarify funding requests from the Capital and Maintenance Fund can be submitted by StadCo monthly.
14. Section 7.3 - include reference to Section 4.1.
15. Section 8.1(i) - include making required deposits to the Operations, Utilities and Events Fund within obligations of StadCo.



16. Section 9.5 - clarify Broadcast Rights with respect to Third-Party Events will be deposited into the Operations, Utilities and Events Fund.
17. Section 9.8 - clarify that documentation will be provided by StadCo prior to City reimbursement of City payment of Event-Day Expenses.
18. Section 11.1(b) - clarify the City will not pay rent on the Stadium for City Excluded Events.
19. Section 17.2(a) - clarify in the event of a StadCo Default, StadCo cannot use the Operations, Utilities and Events Fund to fund any reimbursements due to the City.
20. Section 17.3(a) - require StadCo provide documentation to substantiate the reimbursement claim for any written demand.
21. Section 17.3(c) - clarify StadCo may request to withdraw funds from the Operations, Utilities and Events Fund to reimburse their expenses resulting from exercising their Self Help Right under the default provisions.
22. Section 19.2(c) - include requirement that StadCo submit supporting documentation with requests for disbursements from the Insurance Fund for Casualty Repair Work

#### Community Benefits Agreement

Require notification to the Council Auditor for all technical amendments.

#### **Council Auditor Recommended Additional Amendments**

##### Ordinance

1. Include requirement that the Chief of Procurement file with City Council a copy of the agreed upon procurement process for hiring contractors to perform work or services and purchasing equipment and materials in connection with the Renovated Stadium required under Section 4.9 of the Lease Agreement.
2. Require that City Representative provide the City Council Finance Committee quarterly updates on the improvements during the Stadium Development until Substantial Completion.

##### Guaranty Agreement

1. Require City Council approval for any substantive and/or financial amendments.
2. Require that Guarantor provide the City with evidence of their financial wherewithal to cover the obligations of the Guaranty at execution of the Guaranty and annually throughout the term of the Guaranty. (Note: The Jaguars indicated they would provide a letter from their Chief Financial Officer stating what the team's worth is prior to execution and on an annual basis).

##### Non-Relocation Agreement

1. Require City Council approval for any substantive and/or financial amendments.
2. Add the \$25 million payment related to the ROFO within the amounts due to the City under the Liquidated Damages provision.

##### Security Agreement

Require City Council approval for any substantive and/or financial amendments.

##### Performance Center Lease

Require City Council approval for any substantive and/or financial amendments.

Amphitheater Lease

Require City Council approval for any substantive and/or financial amendments.

Parking Agreement

1. Require City Council approval for any substantive and/or financial amendments
2. If the appraised value(s) of the ROFO is greater than the \$25 million credit, the City should be compensated dollar for dollar for the additional value that is being transferred to TeamCo.
3. Effective with the new Stadium Lease, net revenues derived from the ROFO Parking during Third-Party Events shall be shared equally between the City and StadCo.

Development Agreement

1. Require City Council approval for any substantive and/or financial amendments.
2. Require certification of final construction costs after completion of construction by a CPA firm.
3. Section 3.2.1(b) - clarify City Council approval required for any changes to the Project Program Statement that reduce the minimum standards set forth in the Project Program Statement.

Lease Agreement

1. Require City Council approval for any substantive and/or financial amendments.
2. Include standard audit rights language for City, including but not limited to the Council Auditor's Office and Office of Inspector General, regarding any transactions that impact the Operations, Utilities and Events Fund, Capital Maintenance Fund, and Insurance Fund.
3. Require notification to City Council President and Council Auditor of City defaults.

Community Benefits Agreement

1. Require City Council approval for any substantive and/or financial amendments.

**Council Member Amendments**

1. Authorizing the reporting of technical changes/amendments to any agreement to the Council Auditor's Office to be in the form of a redline reflecting the changes.
2. StadCo to make a good faith effort according to the Local Business Participation policy to use local businesses to perform or supply at least 40% of the Stadium Project as outlined in revised Chapter 126, *Ordinance Code* (effective July 1, 2024).
3. StadCo will serve as a registered apprenticeship sponsor for all major trades (e.g. electrical, mechanical, plumbing, etc.) for the Stadium Project with a goal of obtaining at least 10% participation by registered/certified apprentices for those portions of the stadium project that can be performed by registered apprentices.
4. StadCo to make a good faith effort to exercise a local purchase preference for the Stadium Project to purchase materials and supplies from Duval County first, before next pursuing purchases from the state of Florida and finally nationally.
5. If StadCo chooses to hire a third-party management company to operate the stadium, the hiring of that company requires City Council approval.
6. Delete property insurance costs/expenses for Stadium from list of items to be paid out of the Operations, Utilities and Events Fund. The Stadium will be included on the City's major asset list for property insurance coverage to be paid for by the City as is currently done today.

7. Add language attaching the draft Project Program Statement to require additional good faith cooperative efforts to further populate the document with objective, quantifiable metrics within 30 days of the effective date of the agreement.
8. Add a provision encouraging annual consideration by May 1<sup>st</sup> each year by the Jaguars and the City of hosting a football game featuring teams from historically Black colleges and universities (HBCUs).
9. For direct purchases by the City of materials, change the City's official point of contact from the Chief of Procurement to the Public Works Director, add language regarding the provision of requisite documentation by the Construction Administrator, and provide that the City shall not be responsible for any delays caused by a vendor supplying such materials.
10. Correct an Ordinance Code Part reference on page 9, line 17 of the Ordinance and authorize correction of additional scrivener's errors not reflected in the Council Auditor handouts.