

1 The Rules Committee offers the following Substitute to File No. 2025-
2 781:

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4 Introduced by Council Member Arias:

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7 **ORDINANCE 2025-781**

8 AN ORDINANCE MAKING CERTAIN FINDINGS AND
9 APPROPRIATING \$15,000,000, INCLUDING
10 \$12,000,000 FROM THE GENERAL FUND OPERATING -
11 SPECIAL COUNCIL RESERVE CONTINGENCY ACCOUNT AND
12 \$3,000,000 FROM THE TOURIST DEVELOPMENT COUNCIL
13 FUND BALANCE, TO SUBSIDIES AND CONTRIBUTIONS TO
14 PRIVATE ORG ACCOUNTS (\$1,325,000) AND SUBSIDIES
15 AND CONTRIBUTIONS TO OTHER GOVT ACCOUNTS
16 (\$11,000,000) TO PROVIDE CITY FUNDING FOR
17 VARIOUS PROGRAMS AND CAPITAL PROJECTS AS
18 FOLLOWS: (1) \$1,000,000 TO NORTHEAST FLORIDA
19 BUILDERS ASSOCIATION, INC. ("NEFBA") FOR THE
20 NEFBA WORKFORCE DEVELOPMENT CENTER, (2) \$325,000
21 TO WORKFORCE INDUSTRIAL TRAINING, LLC ("WIT")
22 FOR THE OPERATION BOOST INITIATIVE, (3)
23 \$6,000,000 TO THE UNIVERSITY OF NORTH FLORIDA
24 ("UNF") FOR CAPITAL REPAIRS AND UPGRADES TO
25 HODGES STADIUM AND CONSTRUCTION OF ADDITIONAL
26 GRASS PRACTICE FIELDS AT THE FACILITY, (4)
27 \$5,000,000 TO FLORIDA STATE COLLEGE AT
28 JACKSONVILLE ("FSCJ") FOR PURCHASE OF A BUILDING
29 AT CECIL COMMERCE CENTER TO HOUSE THE FSCJ
30 TRAINING INSTITUTE, (5) \$2,000,000 TO THE EDWARD
31 WATERS UNIVERSITY LIVING LEARNING COMMUNITY

1 CENTER CONTINGENCY ACCOUNT FOR FUTURE
2 APPROPRIATION FOR THE EDWARD WATERS UNIVERSITY,
3 INC. ("EWU") FOR THE LIVING, LEARNING, COMMUNITY
4 CENTER PROJECT, AND (6) \$675,000 TO THE
5 JACKSONVILLE GENERAL APPRENTICESHIP ASSOCIATION
6 CONTINGENCY ACCOUNT FOR FUTURE APPROPRIATION FOR
7 APPRENTICESHIP PROGRAMS; PROVIDING FOR
8 CARRYOVER OF FUNDS APPROPRIATED HEREIN TO EWU TO
9 FISCAL YEAR 2027-2028 AND PROVIDING FOR
10 CARRYOVER OF FUNDS APPROPRIATED HEREIN TO UNF TO
11 FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR, OR
12 HER DESIGNEE, AND THE CORPORATION SECRETARY TO
13 EXECUTE AND DELIVER AGREEMENTS BETWEEN THE CITY
14 OF JACKSONVILLE AND NEFBA, WIT, UNF, AND FSCJ
15 FOR THE RESPECTIVE PROGRAM OR PROJECT TO BE
16 UNDERTAKEN BY EACH ENTITY AS MORE PARTICULARLY
17 DESCRIBED HEREIN; WAIVING SECTION 118.107
18 (NONPROFITS TO RECEIVE FUNDING THROUGH A
19 COMPETITIVE EVALUATED AWARD PROCESS; WAIVER AND
20 DISCLOSURES), PART 1 (GENERAL PROVISIONS),
21 CHAPTER 118 (CITY GRANTS), ORDINANCE CODE, TO
22 ALLOW FOR A DIRECT CONTRACT WITH NORTHEAST
23 FLORIDA BUILDERS ASSOCIATION; PROVIDING FOR
24 OVERSIGHT OF THE AGREEMENT BETWEEN THE CITY AND
25 WIT BY THE GRANTS AND CONTRACT COMPLIANCE
26 DIVISION OF THE FINANCE DEPARTMENT AND PROVIDING
27 FOR OVERSIGHT OF THE AGREEMENTS BETWEEN THE CITY
28 AND NEFBA, UNF AND FSCJ BY THE PUBLIC WORKS
29 DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

30
31 **BE IT ORDAINED** by the Council of the City of Jacksonville:

Section 1. Findings. It is hereby ascertained, determined, found and declared that the authorizations provided by this Ordinance are for public uses and purposes for which the City may use its powers as a county, municipality and as a political subdivision of the State of Florida to expend public funds, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

Section 2. Appropriation. For the 2025-2026 fiscal year, within the City's budget, there is hereby appropriated the indicated sum(s) from the account(s) listed in subsection (a) to the account(s) listed in subsection (b):

(The account information is attached hereto as **Third Revised Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

See **Third Revised Exhibit 1** \$15,000,000

(b) Appropriated to:

See **Third Revised Exhibit 1** \$15,000,000

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$15,000,000 (including \$12,000,000 from the General Fund Operating - Special Council Reserve Contingency account and \$3,000,000 from the Tourist Development Council fund balance) to Subsidies and Contributions to Private Org accounts (\$1,325,000) and Subsidies and Contributions to Other Govt accounts (\$11,000,000) to provide City funding for various programs and capital projects more particularly described herein as follows: (1) \$1,000,000 to Northeast Florida Builders Association, Inc. ("NEFBA") for design, permitting and construction of the NEFBA Workforce Development Center, (2) \$325,000 to Workforce Industrial Training, LLC ("WIT") for the Operation Boost Initiative.

(3) \$6,000,000 to the University of North Florida for capital repairs and upgrades to Hodges Stadium and construction of additional grass practice fields at the facility, (4) \$5,000,000 to Florida State College at Jacksonville ("FSCJ") for the purchase of a building at Cecil Commerce Center to house the FSCJ Training Institute, (5) \$2,000,000 to the Edward Waters University Living Learning Community Center Contingency account for future appropriation to Edward Waters University, Inc. ("EWU") for the Living, Learning, Community Center project, and (6) \$675,000 to the Jacksonville General Apprenticeship Association Contingency account for future appropriation to support apprenticeship programs.

Section 3. Purpose. The purpose of the appropriation in Section 2 is to pay for various capital projects and programs as outlined above. More specifically, NEFBA will use the City funds to design, permit and construct a workforce development center that will serve as a centralized hub for classroom and lab instruction, outreach, and community engagement. The center will offer daytime and evening training classes using modern technology and instruction methods for residents of Duval County to learn various skilled trades as described in **Revised Exhibit 2**, attached hereto and incorporated herein by this reference. WIT will use the City funds to support its Operation Boost Initiative which offers year-round, cost-free training for residents of Duval County who face barriers to employment and recidivism as described in **Revised Exhibit 4**, attached hereto and incorporated herein by this reference. The City contribution will allow WIT to offer this training for 100 students to earn nationally recognized certifications and credentials in various skilled trades including, but not limited to, construction site safety, carpentry, electrical, flooring, forklift operations and warehouse operations.

1 The City funds appropriated herein to UNF will be used for capital
2 repairs and upgrades to Hodges Stadium and to construct additional
3 grass practice fields at the Hodges Stadium facility as described in
4 **Revised Exhibit 5**, attached hereto and incorporated herein by this
5 reference. The upgrades to Hodges Stadium and its surrounding
6 facilities will allow UNF to market the facility as a premier venue
7 to host various regional and national conferences and sporting events.
8 In exchange for City funding, UNF has agreed to allow the City use
9 of Hodges Stadium and its surrounding facilities for mutually agreed
10 community events as scheduling permits and will waive any associated
11 rental fees. Finally, FSCJ will use the City funds to purchase a
12 building at Cecil Commerce Center to house a training institute that
13 will offer workforce training and programs for skilled construction
14 and logistics trades or advanced manufacturing as described in **Revised**
15 **Exhibit 6**, attached hereto and incorporated herein by this reference.

16 In addition to the above, \$2,000,000 is being set aside for
17 future appropriation to EWU for planning, design and permitting of a
18 Living, Learning, Community Center which will house residential
19 facilities for EWU students and visitors to the campus as described
20 in **Second Revised Exhibit 3**, attached hereto and incorporated herein
21 by this reference. This facility will also operate as a venue and
22 multi-purpose space to host conferences and events for both the
23 University and the community (public). Finally, \$675,000 is being
24 set aside in a Contingency account for future appropriation to support
25 apprenticeship programs in Duval County.

26 **Section 4. Carryover.** The funds appropriated herein to EWU
27 shall not lapse but shall carryover to Fiscal Year 2027-2028 and the
28 funds appropriated herein to UNF shall not lapse but shall carryover
29 to Fiscal Year 2026-2027.

30 **Section 5. Approval and Authorization to Execute**
31 **Agreements.** The Mayor, or her designee, and the Corporation Secretary

1 are hereby authorized to execute and deliver, for and on behalf of
2 the City, agreements providing terms and conditions relative to
3 expenditure of City funds on the projects and programs described
4 above, as follows: (1) a funding agreement with Northeast Florida
5 Builders Association, Inc., for a term commencing on October 1, 2025
6 through September 30, 2026 and in an amount not-to-exceed \$1,000,000,
7 for the NEFBA Workforce Development Center as described in **Revised**
8 **Exhibit 2**, (2) a grant agreement with Workforce Industrial Training,
9 LLC, for a term commencing on October 1, 2025 through September 30,
10 2026 and in an amount not-to-exceed \$325,000, for the Operation Boost
11 Initiative as described in **Revised Exhibit 4**, (3) a funding agreement
12 with the University of North Florida, for a term commencing on October
13 1, 2025 through September 30, 2027 and in an amount not-to-exceed
14 \$6,000,000, as described in **Revised Exhibit 5**, and (4) a grant
15 agreement with Florida State College at Jacksonville, for a term
16 commencing on October 1, 2025 through September 30, 2026 and in an
17 amount not-to-exceed \$5,000,000, as described in **Revised Exhibit 6**,
18 and all other contracts, memorandums of understanding and documents,
19 including extensions, renewals or amendments thereto, and to
20 otherwise take all action necessary to effectuate the intent of this
21 Ordinance, subject to appropriate legal review and approval by the
22 Office of General Counsel and the City's Risk Management Division for
23 appropriate insurance and indemnification requirements in accordance
24 with Section 128.601, *Ordinance Code*.

25 **Section 6. Waiving Section 118.107 (Nonprofits to receive**
26 **funding through a competitive evaluated award process; waiver and**
27 **disclosures), Part 1 (General Provisions), Chapter 118 (City Grants),**
28 **Ordinance Code.** The provisions of Section 118.107 (Nonprofits to
29 receive funding through a competitive evaluated award process; waiver
30 and disclosures), Part 1 (General Provisions), Chapter 118 (City
31 Grants), *Ordinance Code*, are hereby waived to allow for a direct

1 contract between the City of Jacksonville and NEFBA as described
2 herein. The City finds that this waiver as applied to NEFBA is
3 justified as the City funds will be used to support a workforce
4 development center to provide vital training in various trades to
5 residents of Duval County. NEFBA has provided an Affidavit of
6 Disclosure as required by subsection 118.107(b)(2), *Ordinance Code*,
7 attached hereto as **Exhibit 7**, to accompany this waiver.

8 **Section 7. Oversight.** The Grants and Contract Compliance
9 Division of the Finance Department shall have oversight of the grant
10 agreement between the City and WIT. The Public Works Department
11 shall have oversight of the agreements between the City and NEFBA,
12 UNF and FSCJ.

13 **Section 8. Effective Date.** This Ordinance shall become
14 effective upon signature by the Mayor or upon becoming effective
15 without the Mayor's signature.

16
17 Form Approved:

18
19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation prepared by: Mary E. Staffopoulos

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