

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Wednesday, January 18, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

Aaron Bowman, Chair
Randy White, Vice Chair
Matt Carlucci
Kevin Carrico
Joyce Morgan
Ju'Coby Pittman
Ron Salem

Legislative Assistant: Barbara Ireland Hobson
Council Auditor's Office: Kim Taylor, Council Auditor
Council Auditor's Office: Phillip Peterson, Asst. Council Auditor
Council Research: Jeff Clements, Chief of Research
Office of General Counsel: Mary Staffopoulos, Deputy
Administration: Rachel Zimmer

Meeting Convened:

Meeting Adjourned:

Attendance:

Council Auditor Kim Taylor to discuss:

- Report #864: Public Works Mowing Contract Audit
- Report #865: Public Parking – Off-Street Parking Audit
- Report #823A: Follow-up on Stormwater Fee Audit

Kim Taylor - External Auditor discussion - FY 2020/21 Costs and Future Renewals

Item/File No.	Title History
<p>1. 2022-0416 DEFER At request of the Administration</p>	<p>ORD Reapprop \$94,875,967.35 from CIPs that have been Certified Complete by the Director of Public Works & Closed, Their Residual Balances Returned to the Source or Sources of Origin, & Placed in a Contingency Account, Transferring \$38,920,804.62 btwn Expense Accounts Among Various Projs within the Better Jax Plan Fund to Complete Outstanding Projs as Described in the Work Plan, & Auth Borrowing from the City’s Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative, Not-To-Exceed Amt of \$85,063,552.37 & Approp Thereof to Prov Funds for Capital Improvements; Amend 2021-504-E, the FY 2021 Budget Ord, to Replace 4th Revised Scheduled B4, the FY 2021-2022 Debt Management Fund Detail, & Revised Scheduled B4b, the FY 2021-2022 Capital Improvements Projs Funded Via Borrowing, to Auth the Borrowing &/or the Issuance of Fixed-Rate Debt for the Projs as set Forth in the Better Jax Work Plan; Amend the 2022-2026 5-Yr Capital Improvement Prog Apv’d by Ord 2021-505-E; Prov for City Oversight by the Dept of Public Works (Sawyer) (Introduced by CP at Req of Mayor) 5/24/22 CO Introduced: F, TEU 6/6/22 TEU Read 2nd & Rerefer 6/7/22 F Read 2nd & Rerefer 6/14/22 CO PH Read 2nd & Rerefer: TEU, F Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22</p>

2. [2022-0575](#)
DEFER
At request of
DIA
- ORD Approp \$279,973.00 in Fund Bal Derived from Investment Pool Earnings (\$102,241.23 from FY 19-20 & \$177,731.81 from FY 20-21) Within the Northbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-094) (Staffopoulos) (Introduced by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22
3. [2022-0576](#)
DEFER
At request of
DIA
- ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22
4. [2022-0794](#)
WITHDRAW
At request of
CM Priestly Jackson
- ORD Approp \$1,000,000.00 from Fund Bal from the Gen Fund/Gen Svcs Dist to City Council Staff Svcs - Other Costs - Legislative Professional Svcs Within the City Council's Budget for the Possible Future Procurement of Special Legislative Counsel for the City Council on the Issues of Redistricting Litigation & Legislative Redistricting Process; Providing for a Carryover of Funds into FY 23-24 (Johnston) (Introduced by CM Priestly Jackson)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
1/17/23 R Withdraw 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

5. [2022-0797](#)**DEFER****At request of
OED**

ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redev Agrmt btwn the COJ & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Auth a Redev Completion Grant in the Amt of \$1,500,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of \$1,500,000 With a Term of 20 Yrs in Connection With the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agmts & Transactions; & Auth Tech Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Auth a Redev Completion Grant & a Dev Loan That are Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)

10/25/22 CO Introduced: R, F

10/31/22 R Read 2nd & Rerefer

11/1/22 F Read 2nd & Rerefer

11/9/22 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

6. [2022-0840](#)**Scrivener's****Contact:
CVP Salem**

ORD-MC Approp \$261,904 from the Opioid Settlement Special Revenue Fund to Pay for Personnel Costs & Equipment for the Manager of Opioid Abatement & Prog Coordinator – Opioid Abatement Positions Authorized Herein; Apv Positions; Creating a New Sec 111.265 (Opioid Settlement Special Revenue Fund), Pt 2 (Health and Human Services), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab a Permanent Special Rev Fund Into which will be Deposited all Opioid Settlement Proceeds Received Pursuant to the FL Memorandum of Understanding Auth by Ord 2021-659-E; Prov for Codification Instructions; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Interlocal Agrmt btwn the City of Jax, the City of Atlantic Beach, the City of Jax Beach, the City of Neptune Beach, & the Town of Baldwin for Distribution of Opioid Litigation Settlement Proceeds; Providing Oversight by JFRD (B. T. 23-022) (R. C. 23-039) (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Clark-Murray)

11/9/22 CO Introduced: NCSPHS, F

11/14/22 NCSPHS Read 2nd & Rerefer

11/15/22 F Read 2nd & Rerefer

11/22/22 CO PH Read 2nd & Rerefer

12/5/22 NCSPHS Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

Scrivener's

- 1. Pg. 3, line 4: correct spelling to "Settlement"**
- 2. Pg. 3, lines 11-12: strike "Opioid Abatement Program" and insert "opioid abatement program"**
- 3. Pg. 4, line 17: insert bill number**

- Creates the Opioid Settlement Special Revenue Fund to receive all opioid settlement proceeds received in accordance with the Florida Memorandum of Understanding**
- Creates 2 new positions to be housed in JFRD (JFRD Manager of Opioid Abatement and Program Coordinator-Opioid Abatement) which will be funded through opioid settlement funds**
- Appropriates \$261,904 to fund equipment and the salaries and benefits of the 2 new positions**
- Authorizes the Interlocal Agreement with the Beaches and Baldwin for the distribution of opioid litigation settlement proceeds**

7. [2022-0841](#)
NCSPHS AMEND

Contact:
Steve Kelley

**See Auditor summary
on pg. 22**

ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Axis 404 Julia, LLC or Its Affiliate (Developer), to Support the Renovation & Rehab by Developer of the Bldg Located at 404 N. Julia St, to Provide 32 Units of Multifamily Housing & a Projected 5,769 Sq Ft of Gross Commercial/Retail Space including 3,240 Sq Ft of Leasable Space, & the Construction of a 103-Unit Multifamily Dev & 450 Structure Parking Spaces on an Adjacent Parcel of Land; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute a Restrictive Covenants & Parking Rights Agrmt that Authorizes the Exclusive Use by the City of 90 Parking Spaces in the Parking Garage (Collectively, the “Project”); Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$5,814,697, to the Developer in Connection With the Redevelopment of the Proj, to be Approp by Subsequent Legislation; Auth a 50%, 15-Yr Rev Grant in the Max Amt Not to Exceed \$2,670,000 in Connection With the Construction of the Payable thru the Downtown Northbank Community Redev Area Trust Fund; Auth a \$1,800,000 Parking Garage Grant to Developer Payable by the City Upon Completion of the New Construction Portion of the Proj; Auth Payments for a Pro Rata Share of the Parking Garage Maint Costs in an Amt Not to Exceed \$54,000 Annually; Desig the DIA as Contract Monitor for the Agrmt; Prov for Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Parking Garage Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of DIA)

11/9/22 CO Introduced: NCSPHS, R, F

11/14/22 NCSPHS Read 2nd & Rerefer

11/14/22 R Read 2nd & Rerefer

11/15/22 F Read 2nd & Rerefer

11/22/22 CO PH Read 2nd & Rerefer

1/17/23 NCSPHS Amend/Approve 6-1 (Cumber)

1/17/23 R Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

9. [2022-0905](#)

AMEND

Contact:

Kirk Wendland

ORD Auth the Mayor, or His Designee, to Execute an Economic Development Agrmt Btwn the City & Springfield MF Partners, LLC, (“Developer”) to Support the Development by Developer of an ± 202-Unit Apartment Community Located Generally at 33 1st St W., 1148 Main St N., & 1100 Main St N., in the City of Jax; Auth a 75%, 15 Yr REV Grant in the Max Amt Not to Exceed \$5,500,000 in Connection with the Construction of the Improvements; Apv & Auth a Completion Grant in the Amt of \$2,000,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of Those Portions of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, Which Would Require That in Order for a Proj to Receive a REV Grant the Company Must be in a Targeted Industry & Create 10 New Full-Time Jobs at Greater Than or Equal to 100% of the State of FL Average Wage, & To Auth a Completion Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)

12/13/22 CO Introduced: NCSPHS, R, F

1/3/23 NCSPHS Read 2nd & Rerefer

1/3/23 R Read 2nd & Rerefer

1/4/23 F Read 2nd & Rerefer

1/10/23 CO PH Read 2nd & Rerefer

1/17/23 NCSPHS Amend/Approve 7-0

1/17/23 R Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

AMENDMENT

- 1. Attach project summary as new exhibit**
- 2. Place revised economic development agreement on file to:**
 - a. Correct Project Coordinator to OED**
 - b. Clarify that RE numbers and base value are subject to change based on final consolidation of the project parcels**
 - c. Include applicable conditions to disbursement for the second payment of the Completion Grant**
 - d. Revise default provisions to 1) clarify City is not obligated to make Completion Grant payments in the event reporting requirements are not met and 2) include a 5 year clawback on the Completion Grant**
 - e. Correct scrivener's errors**

- **Authorizes a \$5.5 million 75%/15-year REV Grant and \$2.0 million Completion Grant to Springfield MF Partners, LLC for construction of a 202-unit market-rate apartment community located generally at 33 1st St. W., 1148 Main St. N., and 1100 Main St. N.**
 - **The development will consist of a mix of studio, 1-, and 2-bedroom units, approximately 6,000 sq. ft. of commercial retail or restaurant use, a rooftop commercial facility, and a parking garage**
 - **The Completion Grant will be made in two payments of \$1.0 million with the first payment made at project completion and the second payment made one year after substantial completion**
 - **OED has estimated an ROI of 1.01 based on a 15-year term**
-
- **Waives the Public Investment Policy in order to authorize 1) a Completion Grant, which is not a defined incentive within the Policy and 2) a REV grant for a project which is not in a Targeted Industry Category and does not create at least 10 new jobs.**

COMMENT

This is the second housing related development incentive proposed by OED in the past three months. The first project (Madison Palms – Vestcor) authorized a \$5.0 million loan for the construction of 240 units of affordable housing. Given that there is no formal evaluation criteria or incentive structure for housing related developments within the Public Investment Policy, the Council may want to consider developing criteria to maintain some level of consistency as housing continues to be a topic of much discussion.

10. [2022-0907](#)
NCSPHS AMEND

Contact:
CVP Salem

ORD Apv & Adopting a New Pilot Prog Entitled “Food Waste Diversion (Composting) Pilot Program” to Prov a Voluntary Opportunity for DCPS & Various Food-Based Businesses in the Riverside-Avondale Area to Partner with the City for the Provision of Limited Composting Svcs For Certain Food Products; Prov For a Sunsetting of the Pilot Prog Unless Extended By Legislation; Creating a Food Waste Diversion Prog Special Rev Fund Into Which Funds Collected From the Pilot Prog Shall Be Deposited for Use as Prov Herein; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Contract Btwn the City & Sunshine Organics & Compost LLC to Implement the Pilot Prog; Prov for City Oversight of the Pilot Prog By the Solid Waste Div of the Public Works Dept (Wyskiel) (Introduced by CM Salem)

12/13/22 CO Introduced: NCSPHS, F, TEU

1/3/23 NCSPHS Read 2nd & Rerefer

1/4/23 F Read 2nd & Rerefer

1/4/23 TEU Read 2nd & Rerefer

1/10/23 CO PH Read 2nd & Rerefer

1/17/23 NCSPHS Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

NCSPHS AMENDMENT

- 1. Extend Pilot Program and Contract term to August 15th and Solid Waste report due date to September 15th**
- 2. Revise fees to \$50.00 per bin, per month with no tipping fee**
- 3. Place revised Contract on file to reflect the changes to the term and fee structure and to amend the auto liability insurance language to limit required coverage to automobiles used in performance of the Contract**

- Establishes a food waste diversion (composting) pilot program in the Riverside/Avondale area by direct contract with Sunshine Organics & Compost, LLC**
- Participants will pay a fee of \$25 per bin collected plus a tipping fee**
- The City will provide a solid waste vehicle and driver for one day per week to implement this program**
- Program will sunset June 30, 2023, unless extended through subsequent legislation**
- Revenue generated will be placed into a separate fund and will be subject to future Council appropriation and will be used towards establishment of a permanent composting program or to cover the costs arising from any extension of the program**
- Should the pilot program not be extended, 50% of the unappropriated revenue remaining in the separate fund will be remitted to Sunshine Organics with the other 50% to be used by the City to offset expenses incurred in administering the pilot program**

11. [2022-0908](#) ORD Approp \$1,202,410.85 From Amphitheater (Daily’s Place) & Flex Field Revenues to Fund Capital Improvements & Maintenance Needs at Daily’s Place; Purpose of Approp (B.T. 23-033) (Sawyer) (Introduced by CP at Req of Mayor)

AMEND

Contact:
Daryl Joseph

12/13/22 CO Introduced: NCSPHS, F
1/3/23 NCSPHS Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
1/10/23 CO PH Read 2nd & Rerefer
1/17/23 NCSPHS Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

AMENDMENT

- 1. Include investment pool earnings as a funding source within explanation of appropriation**
- 2. Attach revised Exhibit 1 to include executed version of the BT**

Appropriates funding for the following projects:

- **Audio, Visual, Scoreboard, Broadcast - \$41,300.00**
- **Building Systems - \$350,000.00**
- **Exterior Finishes - \$163,281.42**
- **Furniture, Fixtures & Equipment - \$222,000.00**
- **Food Services - \$15,000.00**
- **Interior Finishes - \$130,000.00**
- **Landscape and Turf - \$33,500.00**
- **Contingency - \$247,329.43**

12. [2022-0909](#)**DEFER****Due to Planning
Commission**

ORD-MC Amend Ch 655 (Concurrency and Mobility Management System), Pt 1 (General Provisions), Sec 655.102 (Purpose & Declaration of Public Policy), Sec 655.103 (Legislative Findings & Intent), Sec 655.105 (Definitions), Sec 655.106 (Concurrency & Mobility Management System Office (CMMSO)), Sec 655.107 (Levels of Service & Performance Standards), Sec 655.108 (De Minimis Development), Sec 655.109 (Exemptions; Vested Rights; Permits or Approvals Conferring Vested Rights; Common Law Vested Rights), Sec 655.111 (Concurrency Reservation Certificate Application Process & Review Procedures), Sec 655.112 (Minimum Requirements for CCAS or CRC Approval), Sec 655.114 (Appeals), Sec 655.116 (Schedule of Fees), & Sec 655.122 (Concurrency & Mobility Management System Handbook), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655, & Adding Definitions; Amend Ch 655 (Concurrency & Mobility Management System), Pt 2 (Jacksonville Development Agreement Regulations), Sec 655.201 (Purpose & Declaration of Public Policy), Sec 655.204 (Definitions), Sec 655.205 (General Requirements), Sec 655.208 (Schedule of Fees), & Sec 655.215 (Existing CRC & CCAS Not Subject to a Development Agreement), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655; Amend Ch 655 (Concurrency & Mobility Management System), Pt 3 (Fair Share Assessment Procedures), Sec 655.301 (Existing Valid Fair Share Contracts), & Sec 655.309 (Existing CRC & CCAS Not Subject to Fair Share Contract), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5 Ch 655; Repealing & Reserving Sec 655.302 (Extension of Fair Share Assessment Contracts), Pt 3 (Fair Share Assessment Procedures), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 655 (Concurrency & Mobility Management System), Pt 4 (Public School Concurrency), Sec 655.401 (Purpose & Declaration of Public Policy), Sec 655.404 (Applicability & Exemptions), & Sec 655.406 (Concurrency Service Areas Defined), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655 & Replace the Three Poor Quality Maps Depicting the Concurrency Svc Areas With Better Quality Color Maps; Amend Ch 655 (Concurrency & Mobility Management System), Pt 5 (Mobility Fee), Sec 655.501 (Purpose & Declaration of Public Policy), Sec 655.502 (Definitions), Sec 655.503 (Mobility Fee Requirement, Certificate, Application Process & Calculation), Sec 655.504 (Re-Evaluation of Mobility Fee Formula Factors), Sec 655.505 (Deposit of Mobility Fees; Mobility Zones & Appropriation of Mobility Fees), Sec 655.506 (Duration of Mobility Fee Calculation Certificate), Sec 655.509 (Mobility Plan Working Group), & Sec 655.510 (Private Primary & Secondary Educational Schools Exemption), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Add'l Definitions, Reprioritization of the Mobility Projs, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments - the Final Report From the Working Group is Dated 12/21/2020; Repealing Sec 655.507 (Transportation Improvement Projects Constructed By a Landowner or Developer) & Sec 655.508 (Mobility Fee Contract), Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management

System), Ord Code, in Their Entirety; Creating a New Sec 655.507 (Mobility Fee Credit), & a New Sec 655.508 (Memorialization of Mobility Fee, Credit, & Trip Reduction) Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Restructuring the Goals of the Mobility System to Make Safety the Primary Goal, Add'l Definitions, Revision of Mobility Projs to Concentrate on Safety & Balancing All Modes of Travel, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments, Recalculation of Mobility Fee Credit, & Reducing the Need for Mobility Fee Contracts; Repealing & Reserving Sec 655.511 (Credit for Trip Reduction Adjustments), Pt 5 (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 111 (Special Revenue & Trust Accounts), Pt 5 (Public Works, Utilities, & Infrastructure), Sec 111.520 (Concurrency Management System Fund), & Sec 111.546 (Mobility Fee Zone Special Revenue Fund), Ord Code, to Revise the Apportionments Btwn Motorized & Non-Motorized Modes of Transportation; Prov for Codification Instructions (Grandin) (Introduced by CP at Request of Mayor)

12/13/22 CO Introduced: F, TEU, LUZ

1/4/23 F Read 2nd & Rerefer

1/4/23 TEU Read 2nd & Rerefer

1/4/23 LUZ Read 2nd & Rerefer

1/10/23 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

13. [2022-0920](#)

Contact:

CP Freeman

Scrivener's

ORD re the Cultural Svcs Grants Allocated by Cultural Council of Greater Jacksonville, Inc., to Cathedral Arts Project, Inc., Jacksonville Arts & Music School Inc., Players by the Sea, Inc., & the Jacksonville Children's Chorus, Inc. (Collectively, the "Agencies"), in FY 21-22 Pursuant to Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code; Prov Forgiveness to the Agencies for Non-Compliance with the Individual Bank Account Requirement in Sec 118.609 (Restrictions for Use of Cultural Service Grants), Pt 6 (Cultural Services Grant Program), Ch 118 (City Grants), Ord Code; Auth the Council Auditor to Remove the Agencies from the Ch 118 Non-Compliance List; Prov for City Oversight by the Office of Grants & Contract Compliance (Hodges) (Introduced by CP Freeman)

12/13/22 CO Introduced: R, F

1/3/23 R Read 2nd & Rerefer

1/4/23 F Read 2nd & Rerefer

1/10/23 CO PH Read 2nd & Rerefer

1/17/23 R Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

Scrivener's

Pg. 2, line 22, strike "tranfer" and insert "transfer"

- Removes Cathedral Arts Project, Jacksonville Arts and Music School, Players by the Sea, and The Jacksonville Children's Chorus from the Chapter 118 Non-Compliance List
- Organizations were placed on the Non-Compliance list on December 19, 2022, due to non-compliance with Code Section 118.609, which requires that Cultural Service Grant funds be kept in a separate bank account

14. [2023-0015](#)

Contact:

Kirk Wendland

RESO Apv & Auth the Execution of an Amended & Restated Economic Dev Agrmt btwn the City & Flexcold, LLC & 11180 Blasius Rd, LLC, to Support the Creation of Company's Operations at a New Facility Located at Generally at 11180 Blasius Rd Within the City; Auth a Revised 5-Yr REV Grant in the Max Amt of \$2,500,000, Which Increases the Max Amt Thereof by \$1,400,000; Apv & Auth the Execution of Docs by the Mayor, or His Designee, & Corp Secretary; Auth Appvl of Technical Amends by the Executive Dir of the OED; Prov for Oversight by OED; Prov a Deadline for the Company to Execute the Agrmt; Affirming the Proj's Compliance with the Public Investment Policy Adopted by Ord 2022-372-E, as Amended; Req 2-Reading Passage Pursuant to Council Rule 3.305 (Sawyer) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F

- Amends and restates the Economic Development Agreement authorized by 2021-187-A
- Amended and Restated Agreement includes FlexCold as a named party

• Project Comparison

Original - 150,000 sq. ft. facility with capital investment of \$47,000,000

Amended - 346,000 sq. ft. facility with capital investment of \$115,000,000

• Job Creation Comparison

Original - 20 new jobs with average salary of \$51,192

Amended - 40 new jobs with average salary of \$55,422

• Incentive Comparison

Original - \$1,100,000 REV grant at 50% over 5 years

Amended - \$2,500,000 REV grant at 50% over 5 years

• Performance Schedule Comparison

Original - Completion of construction by 12/31/2023 and create new jobs by 12/31/2023

Amended - Completion of construction by 12/31/2024 and create new jobs by 12/31/2025

• ROI Comparison

Original - OED calculation of 3.92

Amended - OED calculation of 4.37

- 15.** [2023-0016](#) ORD Approp \$534,628.00 from the 5th St Bridge Replacement Proj to the Tar Kiln Bridge Proj to Pay for Design & Construction of Guardrail Upgrades & Other Maintenance Items; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Approp of Funds from the 5th St Bridge Replacement Proj to the Tar Kiln Bridge Proj (B.T. 23-029) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 16.** [2023-0017](#) ORD Approp \$891,167.56 in Jax Small & Emerging Businesses (JSEB) Access to Capital Prog Dollars, Including \$215,474.00 in Unappropriated Industry Dev Subfund Fund Bal & \$675,693.56 from the OED Special Initiatives - Industry Dev Activity Other Professional Svcs Acct & Loans Acct to the Equal Business Opportunity Office (the EBO Office) Other Professional Svcs Acct & Loan Acct for Admin of the JSEB Access to Capital Prog by the EBO Office (B.T. 23-008) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 17.** [2023-0018](#) ORD Approp American Rescue Plan Act (ARP Act) 2021 Funds (Originally Approp by Ord Code 2022-513-E) in the Amt of \$6,490,322 from the ARP - Contingency Acct to the ARP - Contract Garbage & Recycling Acct to Offset the Estimated Impact to the FY 22-23 Budget Resulting from the 2022 Rate Review of 2 Residential Solid Waste Contract Haulers (B.T. 23-032) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

18. [2023-0019](#)
2nd

ORD Declaring the Public Necessity for Acquiring Fee Simple Title Through Condemnation by Right of Eminent Domain to Certain Real Property, a Portion of R.E. #106330-0010 located at 1460 Starratt Rd, Consisting of ± 4,554 Sq Ft, Appraised at \$21,900 (the “Property”), as Required for the Starratt/Dunn Creek Rd Intersection Improvement Proj; Auth the Real Estate Div of Public Works to Make Offers & Negotiate for the Purchase of the Property; Auth Issuance of a Declaration of Taking; Auth & Direct the OGC to Institute Appropriate Condemnation Proceedings (Dist. 2 - Ferraro) (Boeckman) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

19. [2023-0020](#)
2nd
- ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber)
- 1/10/23 CO Introduced: NCSPHS, R, F, TEU
1/17/23 NCSPHS Read 2nd & Rerefer
1/17/23 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

20. [2023-0021](#)**EMERGENCY****AMEND****Contact:**
Tom Daly

ORD Approp Home Investment Partnership Grant Prog - American Rescue Plan of 2021 (Home-ARP) Grant Funds in the Amt of \$12,060,074 From the U.S. Dept of HUD to Prov Housing, Svcs & Shelter to Individuals Experiencing Homelessness & Other Vulnerable Populations; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute a Forgivable Loan Agrmt with I.M. Sulzbacher Center for the Homeless, Inc. for the Development of Affordable Housing, & Any & All Docs Necessary to Effectuate the Intent of This Ord; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with Sulzbacher; Prov for Oversight by the Neighborhoods Dept, Housing & Community Dev Div; Req 1-Cycle Emergency Passage (B.T. 23-031) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)

1/10/23 CO Introduced: NCSPHS, R, F
 1/17/23 NCSPHS Emergency/Amend/Approve 7-0
 1/17/23 R Emergency/Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

AMENDMENT

1. Correct entity name in Section 3
2. Clarify reason for emergency
3. Correct scrivener's errors

- **Authorizes a forgivable loan in the amount of \$12,000,000 to the I.M. Sulzbacher Center for the Homeless ("Sulzbacher") for the development of the Sulzbacher Enterprise Village which will consist of approximately 100 units of rental housing for chronically homeless individuals**
 - **The rental units will be occupied by households whose annual incomes do not exceed 60% of the Area Median Income for Duval County**
 - **Sulzbacher will not be obligated to make any principal or interest payments provided there is no uncured default**
 - **The loan will be forgiven at the later of 1) 5% annually for each year of documented compliance with the affordable and permanent supportive housing requirements beginning 12 months after the issuance of the certificate of occupancy or 2) September 30, 2046**
 - **The project must be completed by September 30, 2025**
 - **The City will retain \$60,074 for administrative costs**
 - **Res. 2022-816-A authorized the issuance of JHFA bonds in an amount not to exceed \$16,000,000 for the Sulzbacher Enterprise Village project**
-
- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to allow for a direct contract with Sulzbacher**

- 21.** [2023-0022](#)
2nd ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute a 3rd Amdt to the Existing Agrmt with Waste Management Inc. of Florida, Setting Rates From the 2022 Rate Review Commencing 10/1/222, Setting Fuel Caps for FY 22-23, & Apv the Premise Count Conducted in Connection with the Rate Review; Prov for a Markup on Expenses; Prov for City Oversight by the Solid Waste Div of Public Works (Staffopoulos) (Introduced by the CP at Req of Mayor)
1/10/23 CO Introduced: NCSPHS, F, TEU
1/17/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 22.** [2023-0023](#)
2nd ORD Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute a 4th Amdt to the Existing Agrmt with Waste Pro of Florida, Inc., Setting Rates From the 2022 Rate Review Commencing 10/1/22, Setting Fuel Caps for FY 22-23, & Apv the Premise Count Conducted in Connection with the Rate Review; Prov for a Markup on Expenses; Prov for City Oversight by the Solid Waste Div of Public Works (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: NCSPHS, F, TEU
1/17/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 23.** [2023-0024](#)
2nd ORD Approp \$625,395.25 From Information Technologies Retained Earnings to the Information Technologies Specialized Equipment Acct to Continue the City's Enterprise Security Video Camera Solution by Prov Funds for Upgrades, Replacements, & Installations of Video Hardware, Cameras, & Network Infrastructure; Prov for Carryover of Funds to FY 23-24 (B.T. 23-034) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 24.** [2023-0025](#)
2nd ORD Amend the JEA FY 21-22 Budget; Amend Ord 2021-504-E (The City of Jax Budget Ord) By Amend Schedule C (JEA Consolidated Operating Budget) & Schedule D (JEA Consolidated Capital Budget) to Reflect Revenues Exceeding the Apvd JEA Budget for FY 21-22 (Staffopoulos) (Introduced by CP at Req of JEA)
1/10/23 CO Introduced: R, F
1/17/23 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

- 25.** [2023-0026](#)
2nd
- ORD Approp Grant Funds in the Amt of \$400,000.00 From the U.S. Dept of Justice, Office For Victims of Crime, to Fund the 2022 Jax Victims Svcs Grant, a New Iteration of the AccessJax Community Collaboration Proj, to be Used For Improving & Expanding the Availability of Accessible Victim-Centered, Trauma-Informed Svcs For Certain Victims of Crime; Prov For Carryover of Funds; Auth a Social Svcs Specialist Position Within the JSO; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver Agrmts With 2 of the City's Sub-Grantees, Opportunity Dev, Inc. d/b/a Center for Independent Living Jacksonville & Hubbard House, Inc., For the Provision of Svcs For the AccessJax Community Collaboration Proj; Invoking the Exemption in Sec 126.107 (G), Ord Code, to Allow For Direct Contracts With Center For Independent Living Jacksonville & Hubbard House, Inc.; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Ord Code; Prov for City Oversight by the Parks Recreation & Community Svcs Dept, Social Svcs Div (B.T. 23-050) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
1/10/23 CO Introduced: NCSPHS, R, F
1/17/23 NCSPHS Read 2nd & Rerefer
1/17/23 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23
- 26.** [2023-0027](#)
2nd
- ORD Re-Approp Grant Funds in the Amt of \$504,583 Previously Allocated to Bridges to the Cure, LLC & Transferring Such Funding to the Potter's House Community Development Empowering Center, Inc. to Prov Expanded Prog Svcs & Further Implementation of the Cure Violence Model in NW & N Jax Target Areas: Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute a Contract Amend With Potter's House to Increase the Max Indebtedness by \$504,583 & to Expand the Scope of Svcs to be Provided by Potter's House, & Any & All Docs Necessary to Effectuate the Intent of This Ord; Prov for Oversight by the Finance & Admin Dept, Office of Grants & Contract Compliance (Wilson) (Introduced by the CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
1/10/23 CO Introduced: NCSPHS, F
1/17/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

27. [2023-0033](#) ORD-MC Concerning the Executive Reorganization (Reorg) of the City of Jacksonville's Office of Grants & Contract Compliance, Finance & Admin Dept; Approp \$152,780.00 to Effectuate the Reorg; Prov for an Executive Reorg Concerning the Office of Grants & Contract Compliance, Finance & Admin Dept & a Statement of Plan Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Repealing & Replacing Pt 9 (Office of Grants & Contract Compliance), Ch 24 (Finance & Administration Department), Ord Code; Creating a New Pt 9 (Grants & Contract Compliance Division), Ch 24 (Finance & Administration Department), Ord Code; Amend Sec 80.104 (Organization & Proceedings), Ch 80 (Public Service Grant Council), Ord Code; Amend Sec 118.104 (Definitions), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code; Amend Sec 118.803 (Grants Administrator; Responsibilities) & 118.807 (Review, Evaluation & Scoring of Applications by PSG Council), Pt 8 (Public Service Grants), Ch 118 (City Grants), Ord Code; Auth Position, Resulting from this Reorg; Providing for Purpose; Providing for Codification Instructions (B.T. 23-037) (R.C. 23-066) (Hodges) (Introduced by CP at Req of Mayor)
- 2nd 1/10/23 CO Introduced: R, F
1/17/23 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

Council Auditor's Office - Bill 2022-841: 404 Julia Street

Central National Bank "CNB" Improvements

- Minimum of 30 residential units and 5,500 sq. ft. commercial/retail space on the ground floor, including 3,200 sq. ft. gross leasable space
- Total development costs of \$14,267,875 and total construction budget of \$9,920,625

City Funding for CNB Improvements - Total DPRP Loans of \$5,814,697:

- CCR Forgivable Loan - \$2,303,348
- HP RR Forgivable Loan - \$2,261,349
- Deferred Principal Loan - \$1,250,000

New Construction Improvements

- Multifamily residential development with a minimum of 100 units
- Structured parking facility with a minimum of 440 spaces
 - Subject to a Restrictive Covenants and Parking Rights Agreement reserving 90 parking spaces for City use, including 30 spaces reserved on the ground floor for JFRD, for a term of 50 years
- Total construction budget of \$33,956,210

City Funding for New Construction Improvements

- 15-year, 50% Market Rate Multi Family Housing REV Grant of \$2,670,000
- Parking Garage Grant of \$1,800,000 paid upon completion of the Improvements, which represents the City's purchase of 90 parking spaces at the request of the City and not an incentive to the Developer
- City will share in the annual maintenance and operating costs of the parking garage, capped at a maximum of \$54,000 annually (\$600 per parking space)

Project Timeline

- Commence construction of the Improvements within 6 months of effective date
- Complete construction of the Improvements within 24 months of commencement

Clawbacks

- Withholding of City funds if reporting requirements are not met or taxes are not paid
- DPRP funding is subject to repayment if the property is sold within 5 years of disbursement (HP RR and CCR Loans) or 10 years of disbursement (Deferred Principal Loan)
- If by the Completion Date, the developer fails to invest the amounts listed below for the New Construction Improvements, the REV grant will be reduced by the corresponding amount:
 - Fails to invest at least \$33,956,210 - REV grant reduced proportionately
 - Fails to invest at least \$30,560,589 - REV grant is terminated and repaid to the City

ROI

- DIA has calculated ROIs of 0.53 (CNB) and 2.0 (New Construction) over a 20-year period
- The Parking Garage Grant is not included as an Incentive in the New Construction ROI calculation as this represents the City's purchase of 90 parking spaces

Concern

Foreclosure action was filed against the developer (through its related entities) in June 2022 for two of the four properties comprising the New Construction Parcel and has not been resolved.

NOTE: The next regular meeting will be held Tuesday, February 7, 2023.

*******Note: Items may be added at the discretion of the Chair.*******

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.