

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, April 15, 2024

9:30 AM

**Council Chamber
1st Floor, City Hall**

Neighborhoods, Community Services, Public Health and Safety Committee

*Michael Boylan, Chair
Will Lahnen, Vice Chair
Matt Carlucci
Tyrona Clark-Murray
Rory Diamond
Terrance Freeman
Mike Gay*

*Legislative Assistant: Rebecca Bolton
Council Auditor's Office: Phillip Peterson, Asst. Council Auditor
Council Research: Eamon Webb
Office of General Counsel: Mary Staffopoulos, Deputy
Administration: Scott Wilson*

Meeting Convened: 9:30 AM

Meeting Adjourned: 11:40 AM

Present: 7 - Chair Michael Boylan, Vice Chair Will Lahnen, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray, Council Member Terrance Freeman, Council Member Mike Gay and Council Member Rory Diamond

Attendance:

CP Salem - 2024-252 & 2024-253

CM Peluso - 2024-253

Item/File No.

Title History

1. [2023-0621](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the "Agreement"), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)
9/12/23 CO Introduced: NCSPHS, F
9/18/23 NCSPHS Read 2nd & Rerefer
9/19/23 F Read 2nd & Rerefer
9/26/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

DEFER

2. [2024-0203](#) ORD Approp \$800,000.00 From the Solid Waste Disposal Fund to Pay for the Purchase of Recycle Carts & for Necessary Temp Residential Solid Waste Collections in FY 23-24 (B.T. 24-076) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F, TEU
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/19/24 TEU Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/15/24 NCSPHS Withdraw 7-0
4/16/24 F Withdraw 7-0
4/16/24 TEU Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

WITHDRAW

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

3. [2024-0249](#) ORD Approp \$179,000.00 in Available Interest Revenue from the Duval County Tax Collector Interest Earnings TCSG Tax Collector General Operations - Financial & Admin 361105 Acct to Provide Funding for Build-Out Costs of the 1st Floor of the Yates Bldg to Serve as the Duval County Tax Collector's Reception & Waiting Area, Drop-Off Locker for Car Dealers & Title Svc Office; Purpose of Approp; Prov for Carryover of Funds Into FY 24-25 (B.T. 24-067) (Wilson) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
4/15/24 NCSPHS Approve 7-0
4/16/24 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

Sherry Hall of the Duval County Tax Collector's Office explained that this bill would fund two improvements to the first floor of the Yates building, including a reception and waiting area, a Title Services Office, and an area for drop-off lockers for car dealers.

4. [2024-0252](#) ORD Approp \$100,000 From the Council President's Designated Contingency to the Mental Health Offender Prog (MHOP) to Pay for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc. for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders through the MHOP; Apv, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a 6th Amendment to the Svcs Contract btwn the City & Sulzbacher for the Continued Provision of Svcs for the MHOP; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Sulzbacher; Prov for Contract Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Introduced by CM Salem) (Co-Sponsors CMs White, Miller, Clark-Murray & Peluso)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/1/24 R Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
4/15/24 NCSPHS Approve 8-0
4/15/24 R Approve 6-1 (White)
4/16/24 F Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

APPROVE

Aye: 8 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay, Diamond and Salem

- **The additional funding will allow the Sulzbacher Center to use the services of an experienced consultant**
- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to authorize an amendment to the contract with I.M. Sulzbacher Center for the Homeless to allow for continued provision of services for the Mental Health Offender Program**

Council President Salem explained the bill; this appropriation would help fund the contracts of Mental Health Offender Program employees to continue this program's work in operating a jail diversion program for mentally ill offenders. He stated that this appropriation would allow Sulzbacher to keep its grants expert on staff and that Sulzbacher had been successful in bringing in other sources of funding through its grants applications.

Council Member Diamond explained that he understood the impact of Sulzbacher's work in the community but asked why this appropriation was structured as a sole-source contract. Council President Salem explained that the grants manager had over fifteen years of experience in this field in the Miami area that has become a model for programs relating to homelessness, giving her the specialized knowledge that justifies a sole-source contract and waiver of the competitive bid requirement.

Council Member Boylan expressed his support for the bill and noted that this type of preventative work could be a precursor to similar conversations regarding efforts relating to the jail building.

5. [2024-0253](#) ORD Approp \$200,000 from the Council President's Designated Contingency to the General Fund Operating Contractual Svcs Acct Within the Planning & Development Dept to Procure the Professional Svcs of Community Planning Collaborative LLC, to Conduct a Community Engagement & Visioning Study to Develop a Roadmap for Revitalization & Development in Durkeeville; Prov for Carryover of Funds to 4/30/25; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With Community Planning Collaborative LLC; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a Contract With Community Planning Collaborative LLC, for the Provision of Professional Svcs to Complete the Study; Prov for Oversight by the Planning & Development Dept; Req 1-Cycle Emergency Passage (Staffopoulos) (Introduced by CMs Peluso & Salem) (Co-Sponsors CMs Clark-Murray, Carlucci, Johnson, Pittman, Freeman & Gaffney, Jr.)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Emergency/Approve 6-2 (Diamond, Gay)
4/1/24 R Emergency/Approve 7-0
4/2/24 F Emergency/Approve 7-0
4/9/24 CO PH CP Rerefer to NCSPHS, R, F
4/15/24 NCSPHS Amend/Approve 6-1 (Carlucci)

4/15/24 R Amend/Approve 5-1 (Freeman)

4/16/24 F Amend/Approve 7-1 (Carrico)

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

AMEND/APPROVE

Aye: 6 - Boylan, Lahnen, Clark-Murray, Freeman, Gay and Diamond

Nay: 1 - Carlucci

AMENDMENT

1. Remove emergency language

2. RFP the services instead of direct contracting with Community Planning Collaborative LLC

• The contractor will assist the City, the Jacksonville Housing Authority, and the Neighborhood Alliance Development Corporation to develop the Miracle on Myrtle study

The Committee unanimously approved the amendment to remove emergency language from the bill.

Council Member Peluso explained that the bill had been re-referred to Committees after discussions at the previous full Council meeting. He explained that Ennis Davis was in the audience to answer specific questions about the project; he stated that Ennis Davis had the type of unique experience that justified a sole-source contract, similar to the Committee's reasoning regarding the MHOP sole-source contract approved by the Committee in 2024-0252.

Council Member Diamond asked why these services were not being put competitively out to bid, and Council Member Peluso stated that Mr. Davis already had buy-in from the Durkeeville community and that the contractor who would win through a competitive bid process might not receive the same community buy-in. Council Member Diamond stated that he believed that community buy-in could be considered in an RFP and that he would not be supporting the bill unless it were amended to include an RFP.

Council President Salem stated that he believes the Durkeeville community to be unique in its needs; he referenced the project to renovate the baseball facility in the neighborhood. He stated that Council Members from other districts who wished to see similar studies in their districts could put forward bills to fund them.

Council Member Freeman stated that he was supportive of the idea of the bill and referenced his experience on the Jacksonville Journey Oversight Committee overseeing projects in the Durkeeville area. He expressed that the Council might not get another "bite at the apple" to fund similar studies and suggested expanding this project to make it more holistic, referencing Woodland Acres, Magnolia Gardens, and Mixon Town as three neighborhoods that have similar poverty rates to Durkeeville that may also benefit from such a community study. He clarified that he did not want to delay the project but that other areas should be considered before moving forward. He noted that studies for other areas could require an RFP.

Council Member Freeman suggested an amendment to broaden the scope and funding of the project, citing \$500,000 as a potential appropriation amount for a larger study. Council Member Boylan stated that including language specifying an "up to" amount is wise when the exact cost of a project is not known but suggested holding this amendment until the Rules Committee meeting to give Council Member Freeman to work out the details of the amendment.

Council Member Boylan asked about the funding source for this appropriation; Phillip Peterson of the Council Auditor's Office stated that these funds were being drawn from the Council President's Contingency Account and that there would be \$1.34 million left in this account after this appropriation, enough to broaden the scope of the project if the Council so wished.

Council Member Carlucci observed that the Committee had just approved a sole-source contract to MHOP and that the Council is "willy-nilly" in deciding when sole-source contracts to nonprofit organizations are problematic. He stated that he supported the idea of making this study more holistic but that he did not support randomly "picking a number." He put forward the idea of convening a Special Committee on Intensive Care Neighborhoods so that all neighborhoods with high incidences of crime and poverty could have their needs addressed but opined that the Committee should pass this bill

and move on. He stated that he would also welcome a re-evaluation of the policy regarding sole-source contracts.

Council Member Lahnen states that he supports the idea of RFPs generally; he asked Anna Brosche, Chief Financial Officer for the City, how long this process typically takes to complete. Ms. Brosche explained that a project of this size would need to be advertised for a minimum of 21 days and that the process would likely take several months to complete. Mary Staffopoulos of the Office of the General Counsel stated that this process typically takes upwards of 3 to 4 months. Council Member Lahnen asked whether the City can avoid putting a specified amount on the RFP. Ms. Brosche stated that a specific number was needed for a Council appropriation. Mr. Peterson stated that an "up-to" amount is typically specified in the budget process which tips off contractors to the likely cost of the project.

Council Member Gay agreed with the assessment that an RFP could take upwards of 3 to 4 months. He expressed concern that other district Council Members would return to the Council with similar projects for neighborhoods in their districts and that costs associated with these projects would drain the remaining funds in the Council President's Contingency Account. He added that Ennis Davis' experience might be best for Durkeeville but might not be a good fit for community studies in other neighborhoods. He suggested RFPing the study, which was interpreted by the Committee chair as being an amendment, and this amendment to RFP the study was seconded by Council Member Diamond.

Council President Salem explained that he had previously introduced legislation to extend the validity of the funds in the Council President's Contingency Account through the next Council year so that the Council would not feel pressured to expend the dollars quickly and recklessly. He stated that he would like to hold a noticed meeting to address Council Member Freeman's suggestion to expand the project scope to include other neighborhoods; he stated that he was opposed to the amendment to require an RFP, as Ennis Davis' organization was ready to go to complete the project.

Council Member Peluso reiterated that an RFP would delay the project by several months. He added that RFPing the process would risk contracting with a community planner that would not be accepted by the residents of Durkeeville. Urging the Committee to vote down the amendment, he explained that the project was ready to be completed now. He stated that he would support replicating this community study in other neighborhoods but that this idea should not delay the completion of this project.

Council Member Carlucci noted that the Council had recently approved funds to Riverside-Avondale Preservation, Inc. ("RAP"), which also required a Section 118.107 waiver. He reiterated that the community study for Durkeeville was ready to be completed now and stated that he did not support the amendment to RFP these services. He added that he had full faith in Ennis Davis' experience and that Mr. Davis would likely win a competitive bid process.

Council Member Diamond stated that he is ideologically opposed generally to sole-source contracts, which is why he introduced the original bill to require that contracts with nonprofits go through a competitive process. He explained that the waiver was meant to be used in extreme circumstances where truly only one contractor could provide specific services, citing the Jacksonville Zoo and Jacksonville International Airport as two examples. He added that an RFP can be completed much more quickly in the private sector than Ms. Staffopoulos had estimated and expressed disdain for how slowly government moves.

Council Member Clark-Murray noted that this bill had been approved by Committees the previous Council cycle and that major objections to the bill did not appear until the full Council meeting. She expressed her belief in Ennis Davis' unique ability to complete this work; she explained that she agreed with Council Member Carlucci's assessment of the Council's concern regarding sole-source contracts, regarding this concern as "arbitrary" and "capricious."

Council Member Freeman explained that he had raised the same concerns in Committee in the previous bill cycle and had stated that he would vote to approve the bill then but reserved the right to change his mind if his stated concerns with the bill were not properly addressed. He said that it is "easier to catch more flies with honey than vinegar" and suggested that other Council Members not suggest that others have hidden motives for believing what they do. He stated that he would support the amendment to require an RFP.

Council Member Lahnen stated that he would support the amendment to require an RFP but was surprised at the estimated timeline for an RFP.

Council Member Clark-Murray explained that Council Member Diamond's concern regarding sole-source contracts and RFPs had been consistent but that the Council as a whole had inconsistently and arbitrarily expressed these concerns.

Council Member Peluso noted that the process for appropriating funds to RAP was slightly different than the funding mechanism in this bill; however, the funding mechanism approved by the Committee for the appropriation to the MHOP program was the same as the funding mechanism present in this bill. He urged the Committee to consider the merits of this bill rather than using this bill as a forum to debate their concerns about recent Council developments regarding sole-source contracts.

Council Member Boylan noted that he believes that this Committee should focus on the elements of the bill relating to neighborhoods, community services, and public health and safety. He explained that he would not support the RFP amendment in light of what the duties of the NCSPHS Committee should be.

The Committee voted to approve the RFP amendment, 4-3. The two amendments were rolled into one.

Council Member Carlucci clarified that he voted against the bill as a result of the RFP amendment.

6. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define "Cottage" & to

Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)
3/26/24 CO Introduced: NCSPHS, LUZ
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
LUZ PH - 5/7/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

DEFER

7. [2024-0272](#) ORD Making Certain Findings, & Auth the Mayor, or her Designee, to Execute: (1) A Development Agrmt btwn the City & Lofts at Southbank, Ltd.; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Development by Company of an 0.88± Acre Site Located at the SW Corner of the Intersection of Prudential Dr & Hendricks Ave in the City; Auth a City Loan in the Amt of \$6,000,000 at 1% Interest With a Term of 18 Yrs in Connection With the Proj, to be Appropriated by Subsequent Legislation; Desig the Housing & Community Development Div as Contract Monitor for the Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Housing & Community Development Div; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Req 1-Cycle Emergency Passage (Sawyer) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
4/15/24 NCSPHS Amend/Approve 7-0
4/16/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

1. Remove emergency language

2. Add language that approval is contingent upon approval of corresponding rezoning and alley closure

- **Approves a \$6 million loan to developer in connection with the construction of a 100-unit mixed income housing complex as part of the personal property self-storage development located on the Southbank**
- **The loan will accrue interest at a rate of 1%, require interest only payments for a period of 18 years with the balance being due at the end of the loan term**
- **The loan will need to be funded at a later date and will be due upon project completion (estimated in 2027)**
- **The 100 units will be comprised of:**
 - **5 units for households at or below 100% AMI**
 - **75 units for households at or below 60% AMI**
 - **20 units at market rate**
- **The loan will be secured by a second priority mortgage on the property of the multifamily component of the project**
- **The proposed loan is a result of a settlement agreement entered into between the City and the parties associated with the proposed Southbank self storage development. The settlement agreement requires consideration of the loan request, but does not require Council approval.**
- **The settlement agreement also requires consideration of a request for a \$600,000 local preference loan (this has been approved by DIA and will be funded concurrent with the development's receipt of a certificate of occupancy)**

Jason Teal of the Office of the General Counsel gave some background information regarding this bill. The City Council previously had taken up a similar Planned Unit Development on this property with several companion bills including the disclaiming of an alley on the property, and the City Council voted to approve this PUD 9-9, which was interpreted as a denial of the PUD as this vote did not reach the majority needed to constitute an affirmative action of the Council. The applicant appealed the interpretation of the tie vote as meaning denial, there was a mediation process held between the applicant and the City, and both parties agreed to put a modified PUD along with companion bills before the Council. He explained that this settlement did not bind the City Council in any way.

Council Member Clark-Murray asked Mr. Teal whether this settlement would have any impact on how the Council proceeds, and Mr. Teal responded that the settlement agreed to place these bills before the City Council but that it was, for all intents and purposes, irrelevant to the City Council.

Council Member Diamond asked the applicant's attorney, Steve Diebenow, to discuss the bill. Mr. Diebenow stated that he agrees that the City Council is not bound by the settlement but may want to consider elements of the settlement in its decision-making process. He clarified that the PUD was previously taken up before the alley closure and that the alley closure was denied unanimously by the Council as a result of the tie vote on the PUD. He stated that he disagrees with the original Council interpretation of the tie vote constituting a denial; he added that the applicant agreed to participate in mediation with the City instead of suing the City so contested the labeling of this process as an "appeal." He explained that the new proposal was modified from the original proposal, as both were mixed-use (the original proposal planned for retail space on the ground floor with self-storage above the retail space), with the new proposal adding low-income, multi-family housing on the floors above the self-storage space.

Council Member Boylan asked for clarification regarding this bill specifically, and Phillip Peterson of the Council Auditor's Office explained that this bill extended a loan to the developer for the low-income housing portion of the project. He explained that the bills relating to this project stand alone from one another, and Mary Staffopoulos of the Office of the General Counsel agreed with this assessment.

The amendment to remove the emergency language from the bill was passed unanimously by the Committee.

Council Member Diamond stated that he supported this bill because the City was only loaning out the money while earning interest on the loan and because this project would support the supply of affordable housing.

Council Member Carlucci stated that the passage of this bill would be "putting the cart before the horse," as this bill becomes irrelevant if the associated PUD does not also pass. He stated that he would like to wait on voting on this bill until the potential passage of the PUD and that he would support a motion to defer. Council Member Boylan asked for clarification regarding the reason that the bill needed to be moved along now, and Ms. Staffopoulos stated that the applicant planned on applying for additional state grant funds that were time-sensitive and required City approval. She noted that the chair of the Committee has the authority to defer the bill. She stated that the Committee could add an amendment to specify that the passage of this bill is contingent on the passage of the associated bill for the PUD.

Council Member Carlucci stated that he would still like to defer the bill. Council Member Boylan, as the chair of the Committee, chose not to defer the bill. Council Member Carlucci made a motion to appeal this decision, but there was no second to this motion. Council Member Carlucci expressed that he believes that the role of the chair to be an umpire and to not tilt the Committee toward any specific decision, and Council Member Boylan stated that he did not intend to affect anyone else's vote on the appeal but needed to make an initial decision regarding whether to defer the bill as Committee chair.

Council Member Diamond asked whether the applicant would support an amendment to add the conditional language as specified by Ms. Staffopoulos, and Mr. Diebenow responded that this language would not present a problem to the applicant but that the Council could also take up the PUD on the agenda before any companion bills to avoid any risk of passing companion bills but denying the PUD. He stated that he would communicate with the Office of the General Counsel if any issues with this amendment arose. Ms. Staffopoulos agreed that the Council would take the PUD up on the agenda before companion bills and added that this amendment would be for the comfort of the Committee.

Council Member Gay asked Mr. Diebenow whether the applicant still needed to file its state grant application, and Mr. Diebenow stated that it did and that the application deadline was May 31st. He added that the bill was originally filed as an emergency, as this timeline was initially unclear, but was moved to a regular bill passage cycle as the emergency was no longer needed. He stated that the applicant needs City approval of the project in order to submit the state grant application.

Ms. Staffopoulos repeated the language for the conditional amendment, and the amendment was passed 6-1 by the Committee (with Council Member Diamond voting in opposition). The two amendments were rolled into one.

Council Member Clark-Murray asked for the Downtown Investment Authority's position on the bill, and Lori Boyer, CEO of DIA, stated that DIA was not involved in the \$6 million loan but that DIA generally supported the construction of affordable housing on the Southbank.

8. [2024-0285](#) ORD Auth the Mayor, or His Designee, to Execute: (1) an Amended & Restated Redev Agrmt btwn the City & the Duval County Fair Association, Inc. (DCFA); (2) an Amended & Restated Ground Lease Agrmt btwn the City & DCFA for the Lease of 82.37± Acres of City-Owned Land Located Generally at 13611 Normandy Blvd., Adjacent to the Equestrian Center, With an Initial Term of 30 Yrs With 2, 10-Yr Renewal Options With Nominal Rent; & (3) Related Agrmts as Described in the Amended Redev Agrmt, for the Construction by DCFA of an 80,000 sq ft Exposition Hall & Related Improvements; Auth a \$1,500,000 City Dev Loan to the Developer for a 20 Yr Term With 2% Interest, to Be Approp by Subsequent Legislation; Auth a Completion Grant in the Amount of \$1,500,000 Upon Substantial Completion of the Proj, to Be Approp by Subsequent Legislation; Prov for City Oversight of the Proj by OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-726-E, as Amended, to Auth the Loan & Completion Grant (Sawyer) (Req of Mayor)

4/9/24 CO Introduced: NCSPHS, R, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/15/24 R Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

READ 2ND & REREFER

9. [2024-0288](#) ORD Approp \$200,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Jacob's Ladder FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-090) (Dillard) (Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Miller)
4/9/24 CO Introduced: NCSPHS, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

READ 2ND & REREFER

10. [2024-0291](#) ORD Approp \$150,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Operation 3 Crowns FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-091) (Dillard) (Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Miller)
4/9/24 CO Introduced: NCSPHS, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

READ 2ND & REREFER

11. [2024-0292](#) ORD Approp \$200,000.00 in Available Revenue from the Countywide Economic Dev II Proj to the Façade Renovation Grant Prog to Provide Add'l Commercial or Retail Façade Renovation Funding Assistance for Existing Businesses in Economically Distressed Areas of Jax; Requiring Reports from OED to the City Council & Council Auditor (B.T. 24-086) (Dillard) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
4/9/24 CO Introduced: NCSPHS, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

READ 2ND & REREFER

12. [2024-0293](#) ORD Apv & Auth the Execution & Delivery of: an Agrmt to Settle Demolition & Nuisance Liens btwn the City, & Terrawise Homes, Inc. in Connection With the Redev, Rehab & Improvement of the Vacant Property Located at 439 E 1st St Which Lien Agrmt Auth a Reduction of the Demolition Lien to Allow the Owner to Construct a New Single Family Home at an Estimated Cost of \$316,696.85, as Described in the Estimated Job Cost Dated 3/18/24; Directing the Finance & Admin Dept, the Planning & Development Dept, & the Neighborhoods Dept to Monitor Compliance With the Lien Agrmt; Auth Termination of the Lien Agrmt if the Owner Fails to Meet a Deadline to Apply for & Successfully Obtain the Required Bldg Permit On or Before 6/1/24 (R.E. # 072715-0000) (Pollock) (Req of Mayor)
4/9/24 CO Introduced: NCSPHS, F, TEU
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
4/16/24 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

READ 2ND & REREFER

13. [2024-0297](#) ORD Approp \$300,000 from the Safety & Crime Reduction Contingency Acct to a Grants & Aids Line Item for Grants to Be Made to Orgs Recommended by the Safety & Crime Reduction Comm; Apv & Auth the Mayor & the Corp Sec to Execute Grant Agrmts With Various Entities; Invoking the Exemption to Sec 126.107(g), Ord Code; Waiving Sec 118.107, Ord Code; Waiving Sec 118.201(f) (7), Ord Code; Prov for Oversight; Req 1 Cycle Emergency Passage (Wilson) (Introduced by CM Johnson) (Co-Sponsors CMs Lahnen, Freeman, Boylan & Carlucci)
4/9/24 CO Introduced: NCSPHS, R, F
4/15/24 NCSPHS Emergency/Amend/Approve 7-0
4/15/24 R Emergency/Amend/Approve 6-0
4/16/24 F Emergency/Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

EMERGENCY/AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

1. Include a waiver of Section 118.301(a)(3)(iv) to allow for grant funds to be expensed for costs of amusements, social activities and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation and gratuities up to a maximum of \$2,000

2. Correct scrivener's errors

- **Appropriates \$300,000 to be distributed to 35 specifically identified non-profit organizations that have met the selection process requirements and were selected for funding by the Safety and Crime Reduction Commission**
- **Waives Sec. 118.107 to allow for a direct contract with the 35 specifically listed non-profit organizations that were not selected through a competitive award process in accordance with Chapters 126 or 118**
- **Waives Sec. 118.201(f)(7) to allow for advance of 100% of the award amount to grantees**
- **A one cycle emergency has been requested in order to execute contracts with grant recipients and have services in place by the start of summer**

CONCERN

Advancing the entire amount to each entity puts City funds at an enhanced risk and limits the City's ability to monitor the use of grant funds during the term of the agreement. If the grantee does not comply with the terms of the agreement, the City would have to claw back funding as opposed to withholding subsequent payments.

Phillip Peterson of the Council Auditor's Office explained the emergency; the emergency was unanimously approved by the Committee. Mr. Peterson explained the amendment.

Council Member Diamond stated his opposition for the bill with the amendment included on the grounds that this bill could set a precedent with other nonprofits' potentially using City funds for travel, food, and entertainment although it is barred by the Ordinance Code.

Maribel Hernandez, Grants Administrator, explained that the organizations receiving funds were competitively scored, even if it was not through the traditional Public Service Grant process. Nicoa Garrett, Safety and Crime Reduction Administrator for the Division of Grants & Contract Compliance, explained that this waiver was necessary to allow these organizations to operate, as many of these organizations achieved their missions through providing access to underserved populations, which could include travel.

Council Member Diamond asked whether the bill could cap the amount of the grant funds used by these organizations for amusements, social activities, and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation, and gratuities. Dr. Garrett stated that she would be amenable to including such language in the bill, and Mary Staffopoulos of the Office of the General Counsel suggested amending the bill to include this language. The Committee moved to amend the amendment to specify that up to \$1,000 of the grant funds could be spent on amusements, social activities, and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation, and gratuities. Council Member Clark-Murray asked whether this amendment was limited to just meals or to the full list in Section 118.301(a)(3)(iv), and Ms. Staffopoulos answered that she believed the amendment included the full list. Dr. Garrett suggested moving the cap up to \$2,000 in light of this point; the Committee moved to amend the amendment as amended (to increase this cap from \$1,000 to \$2,000 and include the cap), and this vote passed. The Committee then moved to vote on the amended amendment, and this amendment was unanimously approved by the Committee.

Mr. Peterson explained the Auditor's Office concern; this bill advanced 100% of the grant funds to the recipient organizations (most City grants are capped at a 10% advance, and previous Safety and Crime Reduction Commission grants had advanced 50% of the appropriated funds). Council Member Lahnen moved an amendment to specify that 50% of the funds be advanced to the organization with the rest to be paid out upon completion of the project. Ms. Hernandez explained that the Safety and Crime Reduction Commission requested that these grants be paid out 100% in advance because many of these small organizations needed the full funds up front in order to operate. She explained that not completing their terms of agreement would place them on the non-compliance list and that potentially being unable to receive City funds in the future would properly disincentivize non-compliance.

Council Member Freeman asked how success is measured for these organizations, and Dr. Garrett responded that these organizations are required to report progress to the Safety and Crime Reduction Commission. She explained that about 98% of organizations who have previously received funds through the Safety and Crime Reduction Commission have met these reporting requirements in a timely manner.

Council Member Carlucci stated that he believed the amendment to be well intentioned but that he did not want to jeopardize the success of these smaller organizations by attaching too many rules to these

grants; he added that these grants were very small in comparison to other City ventures.

Council Member Boylan suggested amending the amendment to disburse the second 50% after the organization's mid-project report, and Council Member Lahnen stated that he was in favor of this compromise. Council Member Clark-Murray withdrew her initial second of the Council Member Lahnen amendment; the Committee moved to amend the Lahnen amendment to reflect Council Member Boylan's suggestion, and the amendment to the amendment passed 4-3. The Committee moved the amendment as amended, and it failed 3-4.

Council Member Diamond expressed his support for the overall bill; he noted that the City appropriates a large number of funds to larger organizations with less accountability. Council Member Clark-Murray expressed her support for the bill. Council Member Lahnen stated that he supported the bill; the amendment that he introduced was intended to reflect the Auditor's concern regarding the funding structure of the bill.

Council Members Lahnen, Freeman, Carlucci, and Boylan requested to be added as co-sponsors. Council Member Boylan thanked Ms. Hernandez and Dr. Garrett, stating that Dr. Garrett's explanation for the necessity of advancing the funds to these small non-profits was compelling and persuaded the Committee.

Downtown Parks Presentation, Lori Boyer, CEO of Downtown Investment Authority

Lori Boyer, CEO of Downtown Investment Authority, referenced a spreadsheet that contained estimated completion dates for all Downtown parks projects. She noted that some of these are CRA funded whereas some are CIP funded but that the actual construction work of all projects is completed by the Department of Public Works. Whether projects are CRA or CIP-funded depends in part based off how these properties are acquired. She explained that previous Councils had set aside parcels along the river for both park development and private development.

Council Member Carlucci extended an apology to Ms. Boyer that she was not properly notified about the noticed meeting regarding Downtown parks, held by Council Members Carlucci and Peluso. He thanked Ms. Boyer for the work that DIA does and noted that their efforts are essential to improving parks Downtown.

Council Member Boylan explained that there would be a presentation regarding health initiatives at the next NCSPHS Committee meeting and a presentation on organ donations at the May 20th meeting.

Public Comment

John Nooney spoke on bill 2024-0256, saying that this bill, which had been deferred to allow for Planning Commission review, was "changing everything." He expressed his desire to see public access to waterways in the City be increased and noted that he was looking for a sponsor for legislation to turn a FEMA repetitive-loss property on Pottsburg Creek into a public park.

NOTE: The next regular meeting will be held Monday, May 6, 2024.

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

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Minutes:

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