

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, November 18, 2025

1:00 PM

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

Finance Committee

Raul Arias, Chair - Late Arrival 1:34 p.m.

Nick Howland, Vice Chair

Ron Salem

Rory Diamond - Late Arrival 2:19 p.m.

Joe Carlucci

Will Lahnen

Ju'Coby Pittman - Early Departure 2:35 p.m.

Legislative Assistant: Barbara Ireland Hobson

Council Auditor's Office: Kim Taylor, Council Auditor

Council Auditor's Office: Phillip Peterson, Asst. Council Auditor

Council Research: Colleen Hampsey, Chief

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Brittany Norris

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
- 4) Audible noise from cellphones or other electronic devices;
- 5) Consumption of alcohol or controlled substances;
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.

Meeting Convened: 1:00 P.M.**Meeting Adjourned: 2:55 P.M.**

Present: 7 - Raul Arias, Nick Howland, Joe Carlucci, Rory Diamond, Will Lahnen, Ju'Coby Pittman and Ron Salem

Attendance:**CM Johnson: 2025-858****CM Carlucci: 2025-781****Council Auditor Kim Taylor to discuss reports:****• #895: Tax Collector's Office Audit – Remittance of City Funds**

Ms. Taylor reviewed report #895. She said the audit includes recommendations for the Tax Collector's Office to implement and document procedures to address remittance documentation, employee access removal, returned service payment fees and voided transactions.

• #896: Budget Summary Report Fiscal Year 2025/26

Ms. Taylor reviewed report # 896 that summarizes the review and the resulting changes made by the Finance Committee and the City Council to the proposed fiscal year 2025/26 budget. Overall, the current service level was able to be maintained and several enhancements were possible. The Auditor's review of the Mayor's Proposed Budget resulted in recommendations that increased revenues by \$5,600,000 and reduced expenditures by \$4,495,624.

• #897: Sheriff's Investigative Fund Fiscal Year 2021/22

Ms. Taylor reviewed report # 897 that reflects that JSO is in compliance with Florida Statutes Section 925.055 relative to the JSO Criminal Investigative Fund. She noted one finding related to cash receipts, a recommendation for a policy related to such, and JSO's response to the recommendation.

Item/File No.**Title History**

- [2024-0627](#) ORD-MC Concerning the Mayor's Transfer Authority; Amend Secs 106.304 (Mayor's Transfer Power) & 106.308 (Capital Improvement Transfers, Appropriation Amendments & Change Orders), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Limit the Mayor's Transfer Authority to \$100,000 Among the Capital Improvement Projs Listed in the CIP Appvd by the Council & to \$100,000 During Any FY into or Out of Any Agency, Nondept or Dept Existing Line Item; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)
8/13/24 CO Introduced: R, F
8/19/24 R Read 2nd & Rerefer
8/20/24 F Read 2nd & Rerefer
8/27/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER

2. [2024-0966](#) ORD Apv an Agrmt for Settlement of Fines Imposed by the Municipal Code Enforcement Brd/Special Magistrate btwn the City & Live Oak Ancient City Living, LLC, a Delaware LLC, & Directing the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver the Agrmt on Behalf of the City or Auth the Agrmt to Become Effective without the Mayor's Signature; Auth the Execution of All Docs Relating to the Agrmt & Auth Tech Changes as Herein Defined; Prov for Oversight of the Agrmt by the Municipal Code Compliance Div of the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CM Carrico)
11/26/24 CO Introduced: NCSPHS, R, F
12/2/24 NCSPHS Read 2nd & Rerefer
12/2/24 R Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

DEFER

3. [2025-0361](#) ORD Concerning Retiree Adjustment Payments; Incorporating Recitals; Auth a Retired Employee Adjustment Payment to Retirees & Beneficiaries of the Correctional Officers, General Employees & Police & Fire Pension Funds of the City; Prov for Funding from Pension Liability Surtax; Requiring Certification of Eligibility by the Administrator of the General Employees' Pension Plan & Executive Director of the Police & Fire Pension Plan; Prov for Timing of Payments (Reingold) (Introduced by CM White) (Co-Sponsors CMs Johnson, Gay, Carlucci, Amaro, Gaffney, Jr., Carrico, Peluso & Pittman)
5/13/25 CO Introduced: NCSPHS, F
5/19/25 NCSPHS Read 2nd & Rerefer
5/20/25 F Read 2nd & Rerefer
5/27/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

DEFER

4. [2025-0775](#) ORD-MC Amend Sec 602.802 (Restricted Activities), Pt 8 (Lobbying), Ch 602 (Jacksonville Ethics Code), Ord Code, to Prohibit Certain Expenditures to the Mayor & Council Members; Prov for Codification Instructions (Reingold) (Introduced by CM Carlucci)
10/14/25 CO Introduced: R, F
10/20/25 R Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

DEFER

5. [2025-0781](#) ORD Making Certain Findings & Approp \$15,000,000 from Council Contingency Accts to Subsidies & Contributions to Private Org Accts (\$4,000,000) & Subsidies & Contributions to Other Govt Accts (\$11,000,000) to Prov City Funding for Various Progs & Capital Projs as Follows: (1) \$1,000,000 to Northeast Florida Builders Association, Inc. (NEFBA) for the NEFBA Workforce Dev Ctr, (2) \$2,675,000 to Edward Waters University, Inc. (EWU) for the Living, Learning, Community Ctr, (3) \$325,000 to Workforce Industrial Training, LLC (WIT) for the Operation Boost Initiative, (4) \$6,000,000 to the UNF for Capital Repairs & Upgrades to Hodges Stadium & Construction of Add'l Grass Practice Fields at the Facility, & (5) \$5,000,000 to FSCJ for Purchase of a Bldg at Cecil Commerce Ctr to House the FSCJ Training Institute; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver Agrmts btwn the City & NEFBA, EWU, WIT, UNF, & FSCJ for the Respective Prog or Proj to Be Undertaken by Each Entity as More Particularly Described Herein; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for Direct Contracts with NEFBA & EWU (Staffopoulos) (Introduced by CM Arias) (Co-Sponsor CM Carlucci)
10/14/25 CO Introduced: NCSPHS, R, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Substitute/Approve 4-2 (Gay, Miller)
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

DEFER

Mr. Peterson, Auditor's Office, explained the substitute. Approved unanimously.

There was a lengthy discussion on this item related to the funding source for the UNF portion.

CM Arias offered an amendment to change the funding source for the UNF project in the bill, for the \$3 million to instead come from Tourist Development Council Reserves in lieu of Council Contingency.

CM Joe Carlucci expressed support.

Motion/2nd Arias/Lahnen to amend. Approved 4-3 (Salem, Diamond and Pittman in opposition)

CMs Carlucci and Pittman spoke in opposition to the use of TDC funds.

Carol Brock, TDC Executive Director, fielded questions on the funding. CM Johnson noted the ROI on previous sport related investments in UNF, corroborated by Nick Morrow, UNF Director of Athletics. There was discussion about the use of the \$3 million from the Council Contingency if not expended on the UNF project. CM Salem shared his desire for the funds to go to reserves. CM Carlucci spoke about using those funds for affordable housing initiatives. CM Salem said that the budget process is over for this year and that the funds should be reserved. CM Howland talked about the reserved funds going to offset the deficit next year.

The Arias amendment was rolled together with the substitute.

Motion/2nd on the Finance Substitute. Approved 5-1 (Diamond in opposition)

As substituted:

- 1. Include oversight departments in bill and term sheets**
- 2. Correct account information within bill and attach Revised Exhibit 1 (BT)**
- 3. Authorize carryover of funding for EWU and UNF**
- 4. Attach Revised Exhibit 3 (EWU) to:**
 - a. Include deadline to complete the project (9/30/28 per EWU)**
 - b. Clarify audit rights apply to entire project**
 - c. Require that EWU provide support showing evidence of project financing prior to commencement**
 - d. Strike reference to FY 26/27 funding**
 - e. Clarify that the City's proportionate share is no more than 37.5% for design, planning, and permitting**
 - f. Clarify that City funds will be disbursed on a reimbursement basis with appropriate documentation submitted prior**
- 5. Attach Revised Exhibit 4 (Workforce Industrial Training) to clarify City funds will only reimburse training for Duval County residents**
- 6. Attach Revised Exhibit 5 (UNF) to:**
 - a. Include deadline to complete the project (9/30/27 per UNF)**
 - b. Clarify audit rights apply to entire project**
 - c. Add that reimbursements will be on a prorata basis (City funds 50%, UNF funds 50%)**
 - d. Add that UNF shall provide support showing they have their \$6 million available to begin the project**
- 7. Revise Exhibit 6 (FSCJ) to:**
 - a. Add language that the purchase price cannot exceed the value identified by an appraisal**
 - b. Extend the Recoupment Period to include 10 years from when the Training Institute begins operations, but no later than 1/1/29**
- 8. Appropriate \$3 million from Tourist Development Council Reserves in lieu of Council Contingency for the UNF project**

• Appropriates a total of \$15 million from designated Council contingency accounts established by Ord. 2025-385-E (including \$12 million from an account designated for various countywide initiatives programs, including but not limited to workforce development, capital projects at Florida State College at Jacksonville, the Jacksonville University Youth Sports Program, and the Downtown Preservation and Revitalization Program and \$3 million from an account designated for other countywide activities, including but not limited to the creation and/or development of affordable housing) for the following purposes:

- \$1,000,000 – Northeast Florida Builders Association, Inc. – construction of a workforce development center (no required match from NEFBA; City funding provided on a reimbursement basis)**
- \$2,675,000 – Edward Waters University – construction of Living, Learning, Community Center (City funding up to 37.5% of the project with City dollars contributed first)**
- \$325,000 – Workforce Industrial Training, LLC – Operation Boost workforce training initiative (City funding provided on a reimbursement basis at a rate of \$3,250 per student trained)**
- \$6,000,000 – University of North Florida – upgrades and construction of additional grass**

practice fields at Hodges Stadium (City funding limited to 50% of total project cost and provided on a reimbursement basis)

- \$5,000,000 – Florida State College at Jacksonville – purchase of a building at Cecil Commerce Center to house the FSCJ Training Institute (City funding provided prior to closing with FSCJ responsible for remainder of purchase price)

- **The Edward Waters University term sheet provides for additional City funding of \$6,025,000 in FY 26/27, subject to future Council appropriation**
- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process; waiver and disclosures) in order to authorize direct contracts with the Northeast Florida Builders Association and Edward Waters University**

6. [2025-0806](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the Communications Workers of America (CWA), Representing 450± Members (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Approve 7-0
11/18/25 TEU Approve 6-0
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 5 - Howland, Carlucci, Lahnen, Pittman and Salem

Todd Norman, Employee Services, described the results of the multi-month collective bargaining.

- **Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27**
- **Authorizes a one-time premium payment in FY 2026/27 of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26**
- **Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations**
- **Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028**
- **Total estimated cost over the 3 year term is approximately \$6.3 million broken down as follows:**
 - FY 25/26 \$1.2 million
 - FY 26/27 \$2.2 million
 - FY 27/28 \$2.9 million

7. [2025-0807](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the American Federation of State, County & Municipal Employees (AFSCME) Representing 1,800± Members, Including Part-Time Employees (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Approve 7-0
11/18/25 TEU Approve 6-0
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 5 - Howland, Carlucci, Lahnen, Pittman and Salem

- Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27
- Authorizes a one-time premium payment in FY 2026/27 of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26
- Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations
- Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028
- Total estimated cost over the 3 year term is approximately \$17.8 million broken out as follows:
 - FY 25/26 \$3.3 million
 - FY 26/27 \$6.3 million
 - FY 27/28 \$8.2 million

8. [2025-0808](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & Laborers' International Union of North America (LIUNA), Representing 300± Members (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Approve 7-0
11/18/25 TEU Approve 6-0
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 5 - Howland, Carlucci, Lahnen, Pittman and Salem

- Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27
 - Authorizes a one-time premium payment of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26
 - Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations
 - Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028
 - Total estimated cost over the 3 year term is approximately \$3.2 million broken out as follows:
 - FY 25/26 \$0.6 million
 - FY 26/27 \$1.1 million
 - FY 27/28 \$1.5 million
9. [2025-0809](#) ORD Approp \$3,500,000 from Gen Fund GSD - Fund Bal to Fund the City Closing Fund Grant to Fidelity National Information Services, Inc., as Previously Authd by Reso 2019-596-A & Ord 2024-26-E (B.T. 26-013) (Dillard) (Req of DIA)
10/28/25 CO Introduced: F
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 5 - Howland, Carlucci, Lahnen, Pittman and Salem

Steve Kelley, DIA, confirmed that this appropriation was previously authorized through 2024-26-E.

- Appropriates \$3.5 million from General Fund Operating Reserves to fund the Closing Fund Grant previously authorized by Res. 2019-596-A for the expansion of Fidelity's corporate headquarters, including construction of a new office building and associated parking garage
- Funding was previously appropriated by Ord. 2024-26-E but fell to General Fund fund balance since the legislation did not have carryover authorization

10. [2025-0810](#) ORD-MC Creating a New Sec 106.330 (Direct Appropriations; Minimum Threshold), Subpt B (Special Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Estab a Mini Threshold Amt of \$25,000 for City Funding Awarded to a for-profit or not-for-profit Org by Direct Approp in Accordance with the Exemption from Competitive Solicitation Outlined in Subsec 126.108(g), Ord Code; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Lahnen)
10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Amend/Approve 6-0
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 5 - Howland, Carlucci, Lahnen, Pittman and Salem

Mr. Peterson explained the amendment. Approved 4-2 (Howland and Arias in opposition)

NCSPHS AMENDMENT

Include provision that two or more non-governmental organizations (NGOs) may jointly request \$25,000 or more, but individually receive less than \$25,000

11. [2025-0813](#) ORD Apv, Ratifying, & Auth the Execution of a Settlement Agrmt btwn the City & Candice O'Connell, Case # 3:24-CV-419-MMH-MCR, US Dist Court for the Middle Dist of FL; Approp \$175,000 from Gen Fund Operating Fund (General Fund - General Service District) to the Gen Fund Operating Fund (Judgments, Claims, & Losses Over \$50,000) to Prov Funding for Settlement of Pending Litigation; Auth the General Counsel, or His Desig, to Execute the Settlement Agrmt & Take Further Action, as Necessary, to Effectuate the Settlement & Conclude the Litigation (Mairs) (Req of OGC)
10/28/25 CO Introduced: R, F
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 6 - Arias, Howland, Carlucci, Diamond, Lahnen and Salem

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

1. Clarify funding source is General Fund Operating Reserves

2. Include BT number within bill

3. Correct scrivener's errors

4. Attach Revised Exhibit 1 to reflect correct version of settlement agreement

- 12. [2025-0814](#)** ORD Approp \$56,203.89, Including \$39,000.00 from the Edward Byrne Memorial Justice Assistance Grant Prog - Contractual Svcs Acct to the Edward Byrne Memorial Justice Assistance Grant Prog - Salaries Part Time Acct, & a Budgetary Adjustment to Correct Negative Bals in the Amt of \$17,203.89; Auth Positions (R.C. 26-014) (B.T. 26-016) (Smith) (Req of Mayor)
10/28/25 CO Introduced: NCSPHS, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Approve 5-0
11/18/25 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 6 - Arias, Howland, Carlucci, Diamond, Lahnen and Salem

- **Authorizes 1,300 part-time hours for collecting and analyzing grant related data**

13. [2025-0815](#) ORD Auth the Mayor, or Her Desig, to Execute: (1) a 2nd Amend & Restated Hotel Redev Agrmt Among the City, DIA, & Shipyards Trustee Jacksonville, LLC, Successor by Assignment to Shipyards Hotel Jacksonville, LLC f/k/a Shipyards Hotel, LLC, which Amends & Restates the Previously Authd Amend & Restated Redev Agrmt Consistent with the Improvements Previously Authd by Ord 2022-871-E to, in Pt, Recognize Increased Mini Required Capital Investment for the Hotel Improvements, & Increase the Max Amt of the Previously Authd REV Grant by an Add'l \$6,000,000; (2) a Revised Marina Support Bldg Lease to Recognize Certain Rights of the Restaurant Operator... (Sawyer) (Req of DIA)
10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Amend/Approve 6-0
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 6 - Arias, Howland, Carlucci, Diamond, Lahnen and Salem

Mr. Peterson explained the amendment. Approved unanimously.

CM Salem offered an amendment that would make several changes to the Hotel Redevelopment Agreement and add a provision to the Marina Management Agreement:

1. Remove the Completion Guaranty as an exhibit to the Hotel RDA and include as a stand-alone document
2. Clarify that the funding agreement for Traffic Calming Improvements will be subject to City Council approval through subsequent legislation
3. Clarify that the REV grant shall increase in an amount equal to (a) the amount Developer funds to the City to cover such shortfall and (b) the amount Developer spends for design and engineering costs of the Traffic Calming Improvements as documented to the DIA, subject to the maximum amount of \$56,581,200
4. Remove the Tower Crane License Agreement as an exhibit to the Hotel RDA and include as a stand-alone document

Marina Management Agreement: that the availability of the Marina and any rental rates charged for use of the Marina shall be identical for those residents of the 12 counties within the Florida Inland Navigation District. Approved unanimously.

This item was tabled.

CM Salem offered another amendment that clarified that the Developer's contribution for Traffic Calming Improvements for any shortfall beyond available state funds prior to the construction contract execution. Approved unanimously.

Amendments rolled together.

FINANCE AMENDMENT

- 1. Correct current Marina Support Building annual rent from \$1 to \$100**
- 2. Include missing Section 3 (Designation of Authorized Official and DIA as Contract Monitor) and Section 4 (Oversight Department) 3. Correct scrivener's errors**
- 4. Place revised agreements On File to:**
 - a. Revise the Hotel RDA to:**
 - i. Update description of Marina Support Building consistent with changes to the amended lease agreement**
 - ii. Update addresses from "Gator Bowl Blvd" to "East Bay St" as needed**
 - iii. Clarify timeline for option to enter into Marina Management Agreement and Marina Support Building Lease**
 - iv. Clarify deadline for completion of Marina Improvements, Bulkhead Improvements, Pier Improvements, Riverwalk Improvements**
 - v. Strike conflicting language regarding Developer's responsibility for funding the cost of the Traffic Calming Improvements**
 - vi. Clarify Developer's contribution for Traffic Calming Improvements for any shortfall beyond available state funds prior to the construction contract execution**
 - vii. Remove the Completion Guaranty as an exhibit to the Hotel RDA and include as a stand-alone document**
 - viii. Clarify that the funding agreement for Traffic Calming Improvements will be subject to City Council approval through subsequent legislation**
 - ix. Clarify that the REV grant shall increase in an amount equal to (a) the amount Developer funds to the City to cover such shortfall and (b) the amount Developer spends for design and engineering costs of the Traffic Calming Improvements as documented to the DIA, subject to the maximum amount of \$56,581,200**
 - x. Remove the Tower Crane License Agreement as an exhibit to the Hotel RDA and include as a stand-alone document**
 - b. Revise the Marina Support Building Lease to:**
 - i. Reference second amended and restated Hotel RDA**
 - ii. Update addresses from "Gator Bowl Blvd" to "East Bay St" as needed**
 - iii. Require 30 days' notice by tenant for scheduling large events on the Events Lawn**
 - iv. Include definition of capital repair and capital maintenance**
 - c. Revise the Marina Management Agreement to:**
 - i. Reference second amended and restated Hotel RDA within whereas clauses**
 - ii. Add provision that the availability of the Marina and any rental rates charged for use of the Marina shall be identical for those residents of the 12 counties within the Florida Inland Navigation District**
 - d. Revise the Riverwalk Improvements Cost Disbursement Agreement to correct scrivener's errors**
 - e. Correct scrivener's errors**
 - f. Remove Office Building Redevelopment Agreement and duplicate copies of exhibits g. Include Disbursement Request Form (Exhibit Z to Hotel RDA)**

DISCUSSION POINT

The proposed change to the term of the Marina Support Building Lease Agreement would allow the manager and restaurant subtenant to operate for a maximum period of 20 years without mutual approval by the City. The original agreement provided for mutual agreement after the initial 5-year period.

Hotel Redevelopment Agreement

- Increases the minimum private capital investment from \$334,552,000 to \$373,962,000
- Increases the minimum direct costs from \$281,947,000 to \$321,357,000
- Increases the REV Grant from \$50,581,200 to \$56,581,200
- Adds provision regarding the construction of Traffic Calming Improvements on Bay Street, obligating the Developer to pay the cost of the improvements (less any State Grant received by the City), and provides for a dollar-for-dollar reduction in the REV Grant in the event the Developer's contribution toward the Traffic Calming Improvements (exclusive of the State Grant) is less than \$6,000,000
- Clarifies the Developer is obligated to pay the balance of the FIND Grants only if demanded by the Florida Inland Navigational District or other applicable authority administering the FIND Grants
- Revises the performance schedule to a) extend the completion date for the Hotel to 6/30/27 (currently 12/31/26 as extended by the former DIA CEO), b) extend the completion date for the Marina Improvements, Bulkhead Improvements, Pier Improvements and Riverwalk Improvements to 8/30/26 (currently 7/10/26), and c) extend the completion date for the Marina Support Building Improvements to the earlier of the opening of the Hotel Improvements or 8/30/26 (currently 6/30/26)
- Removes the ability for the DIA Board to approve a 6-month extension and re-authorizes the DIA CEO's authority to approve a 6-month extension

Marina Support Building Lease Agreement

- Revises the initial term from 5 years to 10 years with a 90-day extension to allow for build-out of restaurant
- Revises the renewal options from five additional 5-year periods if mutually agreed upon to two additional 5-year periods at tenant's sole discretion followed by two additional 5-year periods if mutually agreed upon
- Revises the annual rent from \$100 to \$15,000 less tenant's annual Events Lawn maintenance expense
- Adds provision that any restaurant sublease must require the tenant to operate a minimum of 5 days per week for a minimum of 8 hours each day
- Adds provision that tenant's responsibility for capital maintenance and capital repairs is limited to funding allocated from the Room Surcharge
- Adds language that the City is responsible for funding capital maintenance and capital repairs in the event they exceed funding allocated from the Room Surcharge
- Allows restaurant subtenant to make non-structural alterations of up to \$50,000 annually without City's prior consent (currently \$25,000 annually)
- Adds provision that tenant shall maintain the events lawn and the City shall be responsible for any capital repairs, including resodding
- Adds provision that in the event the restaurant closes, the tenant shall have up to 18 months, with one, consecutive, 6-month extension if requested, to enter into a new restaurant sublease

Marina Management Agreement

- Revises the initial term to a 10-year term ending with the expiration of the initial Submerged Land Lease ("SLL")
- Revises the extension options from 5-year periods as mutually agreed upon, subject to a total

term limit of 30 years, to one 10-year term at manager's election and one additional 10-year term as mutually agreed upon (all subject to State's extension of the SLL)

- Requires that marina manager provide pump-outs free of charge if allowed under the SLL
- Clarifies allowable use of marina revenues, expands use to include back-of-house area, equipment, and facilities serving the marina
- Revises transient slip rental restrictions to a) allow rental of transient slips outside of special events subject to Parks Department approval of rental rates and b) revise the rental duration to 5-day period and no more than 10 days per calendar month (currently 3-day limit with no monthly maximum)
- Defines capital improvement project and clarifies City's responsibilities include dredging
- Allows for termination if manager does not substantially complete construction of the Marina Improvements and Pier Improvements as required in the RDA

Riverwalk Improvements Cost Disbursement Agreement

- Adds definition for Riverwalk Landscaping Improvements
 - Allows for substantial completion of Riverwalk Improvements, exclusive of Riverwalk Landscaping Improvements, for the purpose of dedicating the improvements to the City and opening such improvements for use by the public
 - Requires Riverwalk Landscaping Improvements to be substantially completed on or before the Hotel Improvements Completion Date
- DIA has calculated an updated ROI of 1.13 for the Hotel component of the overall Kids Kampus project (ROI under Ord. 2022-871-E was 1.12)
- Additional legislation will be required to appropriate State funding received by the City for the Traffic Calming Improvements and create a new CIP project for this purpose
- Continues to waive the Public Investment Policy to authorize an increase in the Hotel REV Grant

14. [2025-0834](#) ORD Approp \$200,000 from the TSIT Information Technologies - Other General Govt Svcs Contractual Svcs Acct, Previously Appropd by Ord 2025-532-E for the JaxCode4Change Prog, to the Youth Empowerment City Council Special Committee - Contingency Acct to Make the Funds Available for Recommendation for Future Approp by the City Council Special Committee on Youth Empowerment (Staffopoulos) (Introduced by CM Freeman)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

15. [2025-0835](#) ORD Apv, & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver That Certain License Agrmt btwn the City, as Landlord, & Jacksonville Motorcycle Safety Training, Inc., as Tenant, for an Initial Term of 1 Yr, with Two 1 Yr Renewal Options, for the Use of Circle B Parking Lot in Cecil Commerce Ctr, Located Generally at the Intersection of Lake Newman St & McCarthy Way, Jax, FL, with a Monthly Base Rent of \$207 Per Month; Prov for Oversight by the OED (Dillard) (Req of Mayor)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/25/25

READ 2ND & REREER

16. [2025-0836](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Local Landmark Located at 525 Beaver St, Owned by 525 Beaver, LLC; Prov for Exemption From that Portion of Ad Valorem Taxation Levied by COJ on 100% of the Increase in Assessed Value Resulting from the Qualifying Improvement Proj, Pursuant to Sec 780.303, Ord Code; Prov for an Exemption Period of 10 Yrs Beginning on January 1st of the Year Following the Year in which the Council Enacts this Ordinance, Pursuant to Sec 780.304, Ord Code (Schell) (Introduced by NCSPHS)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

17. [2025-0837](#) ORD Approp \$50,000.00 in State Grant Funding from the State of FL, Dept of State, Div of Historical Resources to Fund an Updated Historical Survey of North Riverside; Purpose of Approp; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Grant Agrmt with the State of FL, Dept of State, for the Purpose of Prov the Grant Funds to the City; Prov for Oversight by the Planning Dept (B.T. 26-019) (Reingold) (Req of Mayor)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

18. [2025-0838](#) ORD Concerning the Creation of a Dependent Special Dist for the Commercial Properties Along 103rd St from Blanding Blvd to Cecil Commerce Center; Directing the Chief of the Legislative Svcs Div to Distribute Petitions to Commercial & Business Owners within the Proposed Wonderland Dist (Reingold) (Introduced by CM Johnson)
11/12/25 CO Introduced: NCSPHS, R, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/17/25 R Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

19. [2025-0839](#) ORD Approp \$50,000.00 in State Grant Funding from the State of FL, Dept of State, Div of Historical Resources to Fund the Mayport Village Oral History & Wayfinding Tour; Purpose of Approp; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Grant Agrmt with the State of FL, Dept of State, for the Purpose of Prov the Grant Funds to the City; Prov for Oversight by the Planning Dept (B.T. 26-020) (Reingold) (Req of Mayor)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

20. [2025-0841](#) ORD Auth the Mayor, or Her Designee, to Execute: (1) a 1st Amdt to the 2nd Amended & Restated Redev Agrmt, Previously Authd by Ord 2025-103-E, Among the City, DIA & MOSH; & (2) a 1st Amdt to the Museum Improvements Costs Disbursement Agrmt btwn the DIA & MOSH, to Align Performance Schedules & Reduce the Parking Obligation from 75 Parking Spaces to 30 Parking Spaces, & to Authorize the CEO of the DIA, the Director of Public Works, & the Director of Parks, Recreation & Community Svcs to Administratively Apv the Final Parcel Legal Descriptions for the Proj Parcel, Joint-Use Parcel & Park Parcel; Prov for City Oversight of the Proj by the Dept of Public Works & the Dept of Parks, Recreation & Community Svcs; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

21. [2025-0842](#) ORD Approp \$80,000 from the Municipal Dues & Affiliation Contingency Acct to the Dues & Subscriptions Acct to Pay the City's FY 25-26 Contribution to the Jacksonville Black Chamber of Commerce in the Amt of \$26,666.67, to the First Coast Hispanic Chamber of Commerce in the Amt of \$26,666.67, & to the Asian Chamber of Commerce of North Florida in the Amt of \$26,666.66; Prov for Oversight by the OED (Staffopoulos) (Introduced by CM Arias)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREER

22. [2025-0858](#) ORD Entitled the "SNAP Gap Relief Act"; Approp \$2,000,000, Including \$1,000,000 from a Special Council Reserve Contingency Acct Created by Ord 2025-385-E & \$1,000,000 from General Fund Operating Reserves, to the Feeding Northeast Florida - Subsidies & Contributions to Private Org Acct, to Provide Funding to Regional Food Bank of Northeast Florida, Inc. d/b/a Feeding Northeast Florida (FNEFL) for the Purchase & Distribution of Food to Duval County Residents, Subject to Certain Conds as Described Herein; Prov for Reverter; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with FNEFL; Auth the Mayor, or Her Desig, to Negotiate an Agrmt with FNEFL to Carry Out the Purposes of this Ord & Further Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & FNEFL as Described Herein; Prov for Oversight by the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CMs Johnson, Pittman & Gaffney, Jr.)
11/12/25 CO Introduced: NCSPHS, R, F
11/12/25 NCSPHS Withdraw 6-0
11/17/25 R Read 2nd & Rerefer
11/18/25 F Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

WITHDRAW

Aye: 6 - Arias, Howland, Carlucci, Diamond, Lahnen and Salem

Motion/2nd to approve the emergency. Motion withdrawn.

CM Johnson spoke on behalf of the bill and said that he is comfortable with a withdrawal at this time.

Public Comment: Johns Nooney, Carnel Oliver, Ruben Velasquez

NOTE: The next regular meeting will be held Tuesday, December 2, 2025.

*******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.

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 11.21.25 5:00 pm