

Introduced by Council Member Arias and Co-Sponsored by Council Member
Carlucci and substituted by the Finance Committee and twice amended
on the Floor of Council:

ORDINANCE 2025-781-E

AN ORDINANCE MAKING CERTAIN FINDINGS AND
APPROPRIATING \$15,000,000, INCLUDING
\$12,000,000 FROM THE GENERAL FUND OPERATING -
SPECIAL COUNCIL RESERVE CONTINGENCY ACCOUNT AND
\$3,000,000 FROM THE TOURIST DEVELOPMENT COUNCIL
FUND BALANCE TO SUBSIDIES AND CONTRIBUTIONS TO
PRIVATE ORG ACCOUNTS (\$3,325,000) AND SUBSIDIES
AND CONTRIBUTIONS TO OTHER GOVT ACCOUNTS
(\$11,000,000), TO PROVIDE CITY FUNDING FOR
VARIOUS PROGRAMS AND CAPITAL PROJECTS AS
FOLLOWS: (1) \$1,000,000 TO NORTHEAST FLORIDA
BUILDERS ASSOCIATION, INC. ("NEFBA") FOR THE
NEFBA WORKFORCE DEVELOPMENT CENTER, (2)
\$2,000,000 TO EDWARD WATERS UNIVERSITY, INC.
("EWU") FOR THE LIVING, LEARNING, COMMUNITY
CENTER, (3) \$325,000 TO WORKFORCE INDUSTRIAL
TRAINING, LLC ("WIT") FOR THE OPERATION BOOST
INITIATIVE, (4) \$6,000,000 TO THE UNIVERSITY OF
NORTH FLORIDA ("UNF") FOR CAPITAL REPAIRS AND
UPGRADES TO HODGES STADIUM AND CONSTRUCTION OF
ADDITIONAL GRASS PRACTICE FIELDS AT THE
FACILITY, (5) \$5,000,000 TO FLORIDA STATE
COLLEGE AT JACKSONVILLE ("FSCJ") FOR PURCHASE OF
A BUILDING AT CECIL COMMERCE CENTER TO HOUSE THE
FSCJ TRAINING INSTITUTE, AND (6) \$675,000 TO THE

JACKSONVILLE GENERAL APPRENTICESHIP ASSOCIATION
CONTINGENCY ACCOUNT FOR FUTURE APPROPRIATION FOR
APPRENTICESHIP PROGRAMS; PROVIDING FOR
CARRYOVER OF FUNDS APPROPRIATED HEREIN TO EWU TO
FISCAL YEAR 2027-2028 AND PROVIDING FOR
CARRYOVER OF FUNDS APPROPRIATED HEREIN TO UNF TO
FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR, OR
HER DESIGNEE, AND THE CORPORATION SECRETARY TO
EXECUTE AND DELIVER AGREEMENTS BETWEEN THE CITY
OF JACKSONVILLE AND NEFBA, EWU, WIT, UNF, AND
FSCJ FOR THE RESPECTIVE PROGRAM OR PROJECT TO BE
UNDERTAKEN BY EACH ENTITY AS MORE PARTICULARLY
DESCRIBED HEREIN; WAIVING SECTION 118.107
(NONPROFITS TO RECEIVE FUNDING THROUGH A
COMPETITIVE EVALUATED AWARD PROCESS; WAIVER AND
DISCLOSURES), PART 1 (GENERAL PROVISIONS),
CHAPTER 118 (CITY GRANTS), *ORDINANCE CODE*, TO
ALLOW FOR DIRECT CONTRACTS WITH NORTHEAST
FLORIDA BUILDERS ASSOCIATION AND EDWARD WATERS
UNIVERSITY; PROVIDING FOR OVERSIGHT OF THE
AGREEMENT BETWEEN THE CITY AND WIT BY THE GRANTS
AND CONTRACT COMPLIANCE DIVISION OF THE FINANCE
DEPARTMENT AND PROVIDING FOR OVERSIGHT OF THE
AGREEMENTS BETWEEN THE CITY AND NEFBA, EWU, UNF
AND FSCJ BY THE PUBLIC WORKS DEPARTMENT;
PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Findings. It is hereby ascertained, determined,
found and declared as follows:

(a) The recitals set forth herein are true and correct.

1 (b) The locations of the projects referenced herein
2 (collectively, the "Projects") in Jacksonville, Florida, are more
3 particularly described in the term sheets attached hereto. The
4 Projects, which include workforce development and training programs
5 and facilities, will promote and further the public and municipal
6 purposes of the City.

7 (c) Enhancement of the City's tax base and revenues, are matters
8 of State and City policy and State and City concern in order that the
9 State and its counties and municipalities, including the City, shall
10 not continue to be endangered by unemployment, underemployment,
11 economic recession, poverty, crime and disease, and consume an
12 excessive proportion of the State and City revenues because of the
13 extra services required for police, fire, accident, health care,
14 elderly care, charity care, hospitalization, public housing and
15 housing assistance, and other forms of public protection, services
16 and facilities.

17 (d) In addition to the foregoing, the Edward Waters University,
18 Inc. project will provide an opportunity for the City, community
19 organizations and members of the public to have access to and use of
20 the facility funded herein and provides benefits to the surrounding
21 community as set forth above.

22 (e) The provision of the City's assistance as identified in the
23 term sheets is necessary and appropriate to make the Projects
24 feasible; and the City's assistance is reasonable and not excessive,
25 taking into account the needs of the recipients to make the Projects
26 economically and financially feasible, and the extent of the public
27 benefits expected to be derived from the Projects, and taking into
28 account all other forms of assistance available.

29 (f) The recipients are qualified to carry out and complete the
30 construction and equipping of the Projects, in accordance with the
31 Agreement.

(g) The authorizations provided by this Ordinance are for public uses and purposes for which the City may use its powers as a county, municipality and as a political subdivision of the State of Florida and may expend public funds, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

(h) This Ordinance is adopted pursuant to the provisions of Chapters 163, 166 and 125, *Florida Statutes*, as amended, the City's Charter, and other applicable provisions of law.

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

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

(a) Appropriated from:

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

(b) Appropriated to:

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

(c) Explanation of Appropriation:

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

1 Development Center, (2) \$2,000,000 to Edward Waters
2 University, Inc. ("EWU") for planning, design and
3 permitting of a "Living, Learning, Community Center," (3)
4 \$325,000 to Workforce Industrial Training, LLC ("WIT") for
5 the Operation Boost Initiative, (4) \$6,000,000 to the
6 University of North Florida for capital repairs and
7 upgrades to Hodges Stadium and construction of additional
8 grass practice fields at the facility, (5) \$5,000,000 to
9 Florida State College at Jacksonville ("FSCJ") for the
10 purchase of a building at Cecil Commerce Center to house
11 the FSCJ Training Institute, and (6) \$675,000 to the
12 Jacksonville General Apprenticeship Association
13 Contingency account for future appropriation to support
14 apprenticeship programs.

15 **Section 3. Purpose.** The purpose of the appropriation in
16 Section 2 is to pay for various capital projects and programs as
17 outlined above. More specifically, NEFBA will use the City funds to
18 design, permit and construct a workforce development center that will
19 serve as a centralized hub for classroom and lab instruction,
20 outreach, and community engagement. The center will offer daytime
21 and evening training classes using modern technology and instruction
22 methods for residents of Duval County to learn various skilled trades
23 as described in **Second Revised Exhibit 2**, attached hereto and
24 incorporated herein by this reference. EWU will use the City funds
25 for planning, design and permitting of a Living, Learning, Community
26 Center which will house residential facilities for EWU students and
27 visitors to the campus as described in **Fourth Revised Exhibit 3**,
28 labeled as "Fourth Revised Exhibit 3, 4th Rev EWU Term Sheet, December
29 9, 2025 - Floor" attached hereto and incorporated herein by this
30 reference. This facility will also operate as a venue and multi-
31 purpose space to host conferences and events for both the University

1 and the community (public). The Use Agreement described in **Fourth**
2 **Revised Exhibit 3** shall be subject to City Council approval prior to
3 disbursement of any City Funds for the EWU Living, Learning, Community
4 Center project. WIT will use the City funds to support its Operation
5 Boost Initiative which offers year-round, cost-free training for
6 residents of Duval County who face barriers to employment and
7 recidivism as described in **Second Revised Exhibit 4**, attached hereto
8 and incorporated herein by this reference. The City contribution
9 will allow WIT to offer this training for 100 students to earn
10 nationally recognized certifications and credentials in various
11 skilled trades including, but not limited to, construction site
12 safety, carpentry, electrical, flooring, forklift operations and
13 warehouse operations. The City funds appropriated herein to UNF will
14 be used for capital repairs and upgrades to Hodges Stadium and to
15 construct additional grass practice fields at the Hodges Stadium
16 facility as described in **Second Revised Exhibit 5**, attached hereto
17 and incorporated herein by this reference. The upgrades to Hodges
18 Stadium and its surrounding facilities will allow UNF to market the
19 facility as a premier venue to host various regional and national
20 conferences and sporting events. In exchange for City funding, UNF
21 has agreed to allow the City use of Hodges Stadium and its surrounding
22 facilities for mutually agreed community events as scheduling permits
23 and will waive any associated rental fees. Finally, FSCJ will use
24 the City funds to purchase a building at Cecil Commerce Center to
25 house a training institute that will offer workforce training and
26 programs for skilled construction and logistics trades or advanced
27 manufacturing as described in **Second Revised Exhibit 6**, attached
28 hereto and incorporated herein by this reference.

29 In addition to the aforementioned programs and projects,
30 \$675,000 is being set aside in a Contingency account pursuant to this
31 legislation for future appropriation to support apprenticeship

programs in Duval County.

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

Section 5. Approval and Authorization to Execute Agreements. The Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of the City, agreements providing terms and conditions relative to expenditure of City funds on the projects and programs described above, as follows: (1) a funding agreement with Northeast Florida Builders Association, Inc., for a term commencing on October 1, 2025 through September 30, 2026 and in an amount not-to-exceed \$1,000,000, for the NEFBA Workforce Development Center as described in **Second Revised Exhibit 2**, (2) a funding agreement with Edward Waters University, Inc., for a term commencing on October 1, 2025 through September 30, 2028 and in an amount not-to-exceed \$2,000,000, for the Living, Learning, Community Center as described in **Fourth Revised Exhibit 3**, (3) a grant agreement with Workforce Industrial Training, LLC, for a term commencing on October 1, 2025 through September 30, 2026 and in an amount not-to-exceed \$325,000, for the Operation Boost Initiative as described in **Second Revised Exhibit 4**, (4) a funding agreement with the University of North Florida, for a term commencing on October 1, 2025 through September 30, 2027 and in an amount not-to-exceed \$6,000,000, as described in **Second Revised Exhibit 5**, and (5) a grant agreement with Florida State College at Jacksonville, for a term commencing on October 1, 2025 through September 30, 2026 and in an amount not-to-exceed \$5,000,000, as described in **Second Revised Exhibit 6**, and all other contracts, memorandums of understanding and documents, including extensions, renewals or amendments thereto, and to otherwise take all action necessary to effectuate the intent of

this Ordinance, subject to appropriate legal review and approval by the Office of General Counsel and the City's Risk Management Division for appropriate insurance and indemnification requirements in accordance with Section 128.601, *Ordinance Code*.

Section 6. Waiving Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process; waiver and disclosures), Part 1 (General Provisions), Chapter 118 (City Grants), Ordinance Code. The provisions of Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process; waiver and disclosures), Part 1 (General Provisions), Chapter 118 (City Grants), *Ordinance Code*, are hereby waived to allow for a direct contract between the City of Jacksonville and NEFBA and a direct contract between the City of Jacksonville and EWU as described herein. The City finds that this waiver as applied to NEFBA is justified as the City funds will be used to support a workforce development center to provide vital training in various trades to residents of Duval County. The City further finds that this waiver as applied to EWU is justified as the City funds will be used to support development of a center that will house residential facilities for students and visitors to the EWU campus and will operate as a venue and multi-purpose space for institutional and external (community) conferences and events, with opportunities for health, wellness, and senior/youth engagement programs to be offered from the facility. In addition, EWU intends that the facility would also be used as an emergency shelter in the New Town community should the need arise. NEFBA and EWU have provided an Affidavit of Disclosure as required by subsection 118.107(b)(2), *Ordinance Code*, attached hereto as **Exhibit 7** and **Exhibit 8**, respectively, to accompany this waiver.

Section 7. Oversight. The Grants and Contract Compliance Division of the Finance Department shall have oversight of the grant agreement between the City and WIT. The Public Works Department

shall have oversight of the agreements between the City and NEFBA,
EWU, UNF and FSCJ.

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation prepared by: Mary E. Staffopoulos

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