

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, December 6, 2022

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

Aaron Bowman, Chair - Excused Absence

Randy White, Vice Chair

Matt Carlucci

Kevin Carrico

Joyce Morgan

Ju'Coby Pittman

Ron Salem

Legislative Assistant: Barbara Ireland Hobson

Council Auditor's Office: Kim Taylor, Council Auditor

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

Council Research: Jeff Clements, Chief of Research

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Rachel Zimmer

Meeting Convened: 9:33 a.m. Meeting Adjourned: 10:31 a.m.

Present: 6 - Vice Chair Randy White, Council Member Matt Carlucci, Council Member Kevin Carrico, Council Member Joyce Morgan, Council Member Ju'Coby Pittman and Council Member Ron Salem

Excused: 1 - Chair Aaron Bowman

Attendance:

Council President Freeman - (2022-835); Kim Taylor and Philip Peterson – Council Auditor’s Office; Mary Staffopoulos, Susan Grandin– General Counsel’s Office; Jeff Clements – Council Research Division; Merriane Lahmeur, Barbara Hobson – Legislative Services Division; Brian Hughes, Rachel Zimmer, Ryan Murphy – Mayor’s Office; Eric Grantham - Public Information Division; Joey Greive – Finance and Administration Department

Vice Chairman White convened the meeting in the absence of the Chair and the attendees introduced themselves for the record. Mr. White reviewed the agenda items. 2022-835 will be taken up first; 3 speaker cards have been submitted in support of that bill.

Public Comment

Dennis Chan with the Tourist Development Council spoke in favor of 2022-835 because of its potential to bring more tourism dollars to Jacksonville.

Angela Phillips with the Tourist Development Council spoke in favor of 2022-835.

Dennis Thompson with the Tourist Development Council spoke in favor of 2022-835 because of its potential to bring many large track and field events to the University of North Florida’s track and field facility.

Council Auditor Presentation

- Report #861: Budget Summary Fiscal Year 2022/23 - this report summarizes the budget process, including changes made to the Mayor’s proposed budget by the Finance Committee and City Council.
- Report #862: Council Auditor’s Office Annual Report for Fiscal Year 2021/22 - this report provides a summary of the Auditor's Office's activities for the last year in the areas of audits, legislative reviews, special projects and research.
- Report #731C: Follow-up on Jacksonville Retirement System Audit - the last remaining items from the second follow-up report have been cleared and the audit is closed.

Item/File No.	Title History
----------------------	----------------------

1. [2022-0416](#) ORD Reapprop \$94,875,967.35 from CIPs that have been Certified Complete by the Director of Public Works & Closed, Their Residual Balances Returned to the Source or Sources of Origin, & Placed in a Contingency Account, Transferring \$38,920,804.62 btwn Expense Accounts Among Various Projs within the Better Jax Plan Fund to Complete Outstanding Projs as Described in the Work Plan, & Auth Borrowing from the City's Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative, Not-To-Exceed Amt of \$85,063,552.37 & Approp Thereof to Prov Funds for Capital Improvements; Amend 2021-504-E, the FY 2021 Budget Ord, to Replace 4th Revised Scheduled B4, the FY 2021-2022 Debt Management Fund Detail, & Revised Scheduled B4b, the FY 2021-2022 Capital Improvements Projs Funded Via Borrowing, to Auth the Borrowing &/or the Issuance of Fixed-Rate Debt for the Projs as set Forth in the Better Jax Work Plan; Amend the 2022-2026 5-Yr Capital Improvement Prog Apv'd by Ord 2021-505-E; Prov for City Oversight by the Dept of Public Works (Sawyer) (Introduced by CP at Req of Mayor)
5/24/22 CO Introduced: F, TEU
6/6/22 TEU Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22

DEFER

2. [2022-0575](#) ORD Approp \$279,973.00 in Fund Bal Derived from Investment Pool Earnings (\$102,241.23 from FY 19-20 & \$177,731.81 from FY 20-21) Within the Northbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-094) (Staffopoulos) (Introduced by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

3. [2022-0576](#) ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

4. [2022-0764](#) ORD Approp \$7,000,000.00 from the Tree Protection & Related Expenses Trust Fund, Fund 15304, to the “630-City Tree Planting Prog,” “Remove & Replace Tree Planting Prog,” & “Level 3 Tree Planting Program,” to Provide Tree Planting Administered by Public Works on Public Propty; Apv, & Req the Mayor, or His Designee, to Direct Public Works to Continue to Administer the Progs in Accordance with the Criteria Herein Provided; Providing a Carryover of Funds Into Subsequent FYs (Grandin) (Introduced by CM Salem)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 11/14/22 NCSPHS Amend/Approve 5-0
 12/6/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Susan Grandin of the Office of General Counsel described the purpose of the appropriation and explained the difference between the NCSPHS Committee amendment and the proposed Finance Committee amendment which raises and lowers some insurance requirements for one of the three planting programs as shown on Exhibit 2. Council Member Morgan asked questions about the Level 3 planting program and how the not-for-profits involved in that program are financially involved. Council Member Pittman asked about maintenance of trees after they are planted. Ms. Grandin explained that 25% of the Public Works Department’s annual tree maintenance budget may be taken from the Tree Protection Trust Fund. City Arborist Justin Gearhart said the Tree Commission has been discussing tree maintenance needs and funding and is doing a pilot project to test maintenance best practices. Council Member Carlucci asked if this bill is an appropriate vehicle for allocating money to Greenscape for its annual tree giveaway. Kim Taylor said that funding is provided to Greenscape for this purpose from General Fund dollars in the annual budget. Ms. Grandin explained the 25% cap on maintenance expenses resulting from the structure of the Tree Protection Trust Fund and the fees collected from developers for tree mitigation. Public Works Director Steve Long said the pilot project currently underway will inform next year’s budget request for tree maintenance.

AMEND/APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

FINANCE AMENDMENT

- 1. Revise appropriation to reflect that \$3,701,030.21 is appropriated from contingency and the remaining \$3,298,969.79 is appropriated from fund balance within the Tree Protection Fund**
- 2. Attach revised Exhibit 1 (BT) to reflect revised appropriation source**
- 3. Reflect updates to the Level 3 Planting Agreement approved by the Jacksonville Tree Commission, including updated insurance and bond requirements for applicants that are non-profits, and attach as a new exhibit**
- 4. Correct scrivener's (Pg. 3, line 28, strike "not" and insert "no")**

• Proposed appropriation includes:

- \$4,000,000 for the Remove and Replace Tree Planting Program**
- \$2,000,000 for the Level 1 (630-City) Tree Planting Program**
- \$1,000,000 for the Level 3 Tree Planting Program**

5. [2022-0794](#) ORD Approp \$1,000,000.00 from Fund Bal from the Gen Fund/Gen Svcs Dist to City Council Staff Svcs - Other Costs - Legislative Professional Svcs Within the City Council's Budget for the Possible Future Procurement of Special Legislative Counsel for the City Council on the Issues of Redistricting Litigation & Legislative Redistricting Process; Providing for a Carryover of Funds into FY 23-24 (Johnston) (Introduced by CM Priestly Jackson)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

6. [2022-0797](#) ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redev Agrmt btwn the COJ & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Auth a Redev Completion Grant in the Amt of \$1,500,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of \$1,500,000 With a Term of 20 Yrs in Connection With the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agmts & Transactions; & Auth Tech Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Auth a Redev Completion Grant & a Dev Loan That are Not Currently Auth by the Public Investment Policy (Sawyer)
(Introduced by CP at Req of Mayor)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

7. [2022-0818](#) ORD Approp \$840,160 from the Special Law Enforcement Trust Fund to Fund Various Crime Prevention & Law Enforcement Expenditures & Activities Including: (1) Transfer \$12,500 from the Fund to the Teen Driver Special Revenue Fund in Accord with Sec 111.365, Ord Code, for the Teen Driver Challenge Prog, (2) Transfer \$7,500 from the Fund to the Police Explorers Trust Fund in Accord with Sec 111.340, Ord Code, for the Jax Sheriff's Police Explorer Post, (3) Transfer \$275,000 from the Fund to the Mental Health Offender Prog Trust Fund for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc. to Operate a Jail Diversion Prog for Mentally ill Offenders, (4) Prov \$70,160 from the Fund to Reimburse the Gen Fund for Forfeiture Related Expenditures in Accord with Sec 932.7055 (4) (c), F.S., (5) Prov \$225,000 to Procure Tactical Body Armor for the JSO Swat Units, & (6) Prov \$250,000 for the Haines St Propty Facility – Firearms Laboratory Renovation Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect Funding for the Haines St Propty Facility – Firearms Laboratory Renovation Proj in FY 22-23 (Staffopoulos) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
 11/9/22 CO Introduced: NCSPHS, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/5/22 NCSPHS Approve 7-0
 12/6/22 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

Scrivener's

Correct bill introducer to Interim Sheriff

- **Appropriates \$840,160 from the Special Law Enforcement Trust Fund for the following purposes:**
 - **\$12,500 for the Teen Driver Challenge Program**
 - **\$7,500 for the Police Explorer Post**
 - **\$275,000 to the Mental Health Offender Trust Fund for contractual services with the Sulzbacher Center**
 - **\$70,160 to reimburse the General Fund for forfeiture-related expenditures**
 - **\$225,000 to provide tactical body armor for JSO SWAT units**
 - **\$250,000 for the Haines Street Property Facility – Firearms Laboratory Renovation CIP project**

8. [2022-0819](#) ORD Approp \$91,240.00 from Available Rev Bal in the Domestic Battery Surcharge Trust Fund to Estab the FY 22-23 Operating Budget for the Fund & to Prov Add'l Training to Law Enforcement Personnel in Combating Domestic Violence (B.T. 23-011) (Staffopoulos) (Introduced by CP at Req of Interim Sheriff) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
 11/9/22 CO Introduced: NCSPHS, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/5/22 NCSPHS Approve 7-0
 12/6/22 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

9. [2022-0832](#) ORD Approp \$1,304,652.43 from the Inmate Welfare Trust Fund to Estab the FY 22-23 Operating Budget for the Inmate Welfare Trust Fund; Auth a Position within the Inmate Welfare Trust Fund (B.T. 23-012) (R.C. 23-026) (Staffopoulos) (Introduced by CP at Req of Interim Sheriff)
 11/9/22 CO Introduced: NCSPHS, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/5/22 NCSPHS Approve 7-0
 12/6/22 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

- **Appropriates \$1,304,652.43 from the Inmate Welfare Trust Fund for the following purposes:**
- **\$127,078.39 for personnel costs of employees whose duties directly relate to the trust fund**
- **\$3,201.00 for general liability insurance**
- **\$959,348.52 for admission packs, indigent packs, law library supplies, recreational equipment, replacement servers for existing security cameras, and other related items**
- **\$215,024.52 for various specialized equipment items at the Montgomery Correctional Facility, Community Transition Facility, and Pretrial Detention Facility**

10. [2022-0833](#) ORD Approp \$962,212.30 from Building Inspection Fund Fund Bal to the Ed Ball Bldg Maintenance & Upgrades Proj for Various Updates & Replacements in the Ed Bal Bldg; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Approp of Funds to the Proj (B.T. 23-014) (Staffopoulos)
(Introduced by CP at Req of Mayor)
11/9/22 CO Introduced: NCSPHS, F
11/14/22 NCSPHS Read 2nd & Rerefer
11/15/22 F Read 2nd & Rerefer
11/22/22 CO PH Read 2nd & Rerefer
12/5/22 NCSPHS Amend/Approve 7-0
12/6/22 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

AMENDMENT

1. Reflect that unused funds will revert to the Building Inspection Fund
2. Attach revised BT to include reverter and correct scrivener's

• Funding will be used to perform improvements, including replacement of the HVAC air handler and cleaning all related duct work, replacement of entry doors, installation of new chilled water piping, and replacement of carpet and vinyl flooring on the second floor

11. [2022-0835](#) ORD Approp \$4,000,000 from the TDC Fund Bal to be Used as Follows: (1) \$2,000,000 to the TDC Council Contingency Plan Component, & (2) \$2,000,000 to the TDC Operations Acct (Wilson) (Introduced by CP at Req of TDC)
11/9/22 CO Introduced: F
11/15/22 F Read 2nd & Rerefer
11/22/22 CO PH Read 2nd & Rerefer
12/6/22 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

Carol Brock, TDC Executive Director, reported that the TDC's reserve fund balances have been growing for several years. The board asks that some of those reserve funds be transferred into operating accounts to be available for use when opportunities arise. Council President and TDC Chair Terrance Freeman said he plans to appoint a TDC subcommittee of non-council members to bring ideas to the board about how best to recruit and expand events.

APPROVE

Aye: 7 - White, Carlucci, Carrico, Morgan, Pittman, Salem and Freeman

Excused: 1 - Bowman

12. [2022-0836](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver that Certain Amended & Restated Lease Agrmt btwn the City & Northrop Grumman Systems Corp (Tenant) for Building 332 at Cecil Commerce Center, Containing ±5,476 Sq Ft & Located at 13618 Lake Fretwell St, Jax, FL 32210, for a Term of 38 Months, with 2 Options to Renew for 1 Add'l Yr Term at an Annual Base Rental Rate of \$4,841.70 with 3% Annual Increases Beginning 3/1/24 & with a Common Area Maintenance Fee of \$200.00 Per Month; Prov for Oversight by the OED (Dillard) (Introduced by CP at Req of Mayor)
 11/9/22 CO Introduced: F
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/6/22 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

13. [2022-0838](#) Ord Approp a \$20,000,000 Grant Awarded by FL Dept of Environmental Protection (FDEP) for the LaSalle St Outfall Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect FDEP Grant Funding for the Proj; Prov Oversight by Public Works (Staffopoulos) (Introduced by the CP at Request of Mayor)
 11/9/22 CO Introduced: NCSPHS, F, TEU
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/15/22 TEU Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/5/22 NCSPHS Approve 7-0
 12/6/22 F Approve 6-0
 12/6/22 TEU Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

CM Carlucci commended the City's Chief Resilience Officer and Public Works Department for obtaining this grant to complete substantial work in the San Marco area. He drew a distinction between the geographic conditions in San Marco versus the Ken Knight Drive area and said different drainage strategies are needed in both areas.

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

- Grant requires a \$20 million match from the City which was included in the FY 22/23 budget

14. [2022-0840](#) ORD-MC Approp \$261,904 from the Opioid Settlement Special Revenue Fund to Pay for Personnel Costs & Equipment for the Manager of Opioid Abatement & Prog Coordinator – Opioid Abatement Positions Authorized Herein; Apv Positions; Creating a New Sec 111.265 (Opioid Settlement Special Revenue Fund), Pt 2 (Health and Human Services), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab a Permanent Special Rev Fund Into which will be Deposited all Opioid Settlement Proceeds Received Pursuant to the FL Memorandum of Understanding Auth by Ord 2021-659-E; Prov for Codification Instructions; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Interlocal Agrmt btwn the City of Jax, the City of Atlantic Beach, the City of Jax Beach, the City of Neptune Beach, & the Town of Baldwin for Distribution of Opioid Litigation Settlement Proceeds; Providing Oversight by JFRD (B. T. 23-022) (R. C. 23-039) (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Clark-Murray)
11/9/22 CO Introduced: NCSPHS, F
11/14/22 NCSPHS Read 2nd & Rerefer
11/15/22 F Read 2nd & Rerefer
11/22/22 CO PH Read 2nd & Rerefer
12/5/22 NCSPHS Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

DEFER

15. [2022-0841](#) ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Axis 404 Julia, LLC or Its Affiliate (Developer), to Support the Renovation & Rehab by Developer of the Bldg Located at 404 N. Julia St, to Provide 32 Units of Multifamily Housing & a Projected 5,769 Sq Ft of Gross Commercial/Retail Space including 3,240 Sq Ft of Leasable Space, & the Construction of a 103-Unit Multifamily Dev & 450 Structure Parking Spaces on an Adjacent Parcel of Land; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute a Restrictive Covenants & Parking Rights Agrmt that Authorizes the Exclusive Use by the City of 90 Parking Spaces in the Parking Garage (Collectively, the “Project”); Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$5,814,697, to the Developer in Connection With the Redevelopment of the Proj, to be Approp by Subsequent Legislation; Auth a 50%, 15-Yr Rev Grant in the Max Amt Not to Exceed \$2,670,000 in Connection With the Construction of the Payable thru the Downtown Northbank Community Redev Area Trust Fund; Auth a \$1,800,000 Parking Garage Grant to Developer Payable by the City Upon Completion of the New Construction Portion of the Proj; Auth Payments for a Pro Rata Share of the Parking Garage Maint Costs in an Amt Not to Exceed \$54,000 Annually; Desig the DIA as Contract Monitor for the Agrmt; Prov for Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Parking Garage Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of DIA)
 11/9/22 CO Introduced: NCSPHS, R, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/14/22 R Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

DEFER

16. [2022-0862](#) RESO Approp \$500,000 from the NW OED Fund – Transfer from Fund Balance for the Purpose of Prov a \$500,000 Large Scale Economic Dev Fund (LSEDF) Grant to Proj Cashew (Company), in Connection with the Infrastructure Costs & Building Improvements to be Made by the Company at the Proj Parcel; Purpose of Approp; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Economic Dev Agrmt btwn Company and the City; Auth a LSEDF Grant to the Company in the Amt of \$500,000; Auth a \$3,100,000 REV Grant; Designation of Auth Official & Contract Monitor; Auth Appvl of Tech Amends by the Executive Dir of the OED; Prov for City Oversight by OED; Prov a Deadline for the Company to Execute the Agrmt; Affirm the Proj’s Compliance with the NWJEDF Guidelines Appvd & Adopt by Ord 2016-779-E, as Amend; Waiver of that Portion of the Public Investment Policy Adopt by Ord 2022-372-E, as Amend, to Auth a Large Scale Economic Dev Fund Grant, Which Requires a Minimum of 50 New Jobs; Req 2 Reading Passage Pursuant to Council Rule 3.305 (B.T. 23-023) (Dillard) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
 11/22/22 CO Introduced: R, F
 12/5/22 R Approve 5-1 (Diamond)
 12/6/22 F Approve 6-0

CM Morgan asked about the waiver of the Public Investment Policy. Kirk Wendland, Economic Development Officer, explained the need for the waiver to permit the incentive for the creation of 40, not the required 50, new jobs in recognition of the retention of 110 current jobs and the private investment of \$65 million.

APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

- **Waives the Public Investment Policy to authorize a Northwest Jacksonville Economic Development Fund Large Scale Economic Development Fund (LSEDF) Grant for a project creating less than 50 new jobs**

17. [2022-0863](#) RESO Apv & Auth the Execution of an Economic Dev Agrmt btwn the City & Paysafe Payment Processing Solutions LLC, to Support the Relocation of the Company’s National Headquarters to the City; Auth a Headquarters Relocation Grant in the Max Amt of \$1,500,000 (HQ Relocation Grant) Payable in 5 Equal, Annual Disbursements Following the Purchase or Lease of the Proj Parcel by the Company; Auth a Headquarters Retention Grant in the Max Amt of \$5,000,000 (HQ Retention Grant) Payable in 10 Equal, Annual Installments Beginning the FY Immediately Following the 5th & Final Disbursement of the HQ Relocation Grant; Auth an Employment Creation Grant (“EC Grant”) in the Max Amt of \$3,600,000, Calculated in the Amt of \$6,000 Per New Job, Capped at 600 New Jobs, Payable in 25% Increments Over a 4-Yr Period; Apv & Auth the Execution of Docs by the Mayor, or His Designee, & Corp Sec; Auth Appvl of Tech Amends by the Executive Dir of the OED; Prov for Oversight by the OED; Prov a Deadline for the Company to Execute the Agrmt; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amend, to Auth the HQ Relocation Grant, HQ Retention Grant, & EC Grant, Which are Not Auth by the Public Investment Policy; Req 2-Reding Passage Pursuant to Council Rule 3.305 (Dillard) (Introduced by CP at Req of Mayor)
 11/22/22 CO Introduced: R, F
 12/5/22 R Amend/Approve 4-2 (Diamond, Ferraro)
 12/6/22 F Amend/Approve 6-0

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

AMENDMENT

1. **Attach revised Exhibit 1 (Project Summary) to include estimated number of years for the ROI to reach 1:1**
2. **Place revised Economic Development Agreement on file to clarify Employment Creation Grant payment calculation and clawback language**

- **Waives the Public Investment Policy to authorize incentives not contemplated by the policy**

18. [2022-0866](#) ORD Approp \$750,000 from the Drainage System Rehab – DSR General Capital Projects Proj to the Silver St Drainage Improvements Proj to Pay for Removal & Replacement of the Existing Storm Drainpipe & Inlet System on Silver St Beginning Near 7th St & Ending at the Outlet of Hogan’s Creek in Klutho Park; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Approp of Funds from the Drainage System Rehab – DSR General Capital Projects Proj to the Silver St Drainage Improvements Proj (B.T. 23-020) (Staffopoulos) (Introduced by CP at Req of Mayor)
11/22/22 CO Introduced: F, TEU
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

19. [2022-0868](#) ORD Approp a \$74,600.00 Grant from the U. S. EPA, Funded Through the American Rescue Plan Act of 2021, to Procure Equipment for Air Quality Monitoring for Particulate Matter In & Near Communities with Environmental Justice Concerns; Prov for Oversight by the Neighborhoods Dept, Environmental Quality Div (B. T. 23-019) (Staffopoulos) (Introduced at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
11/22/22 CO Introduced: NCSPHS, F, TEU
12/5/22 NCSPHS Read 2nd & Rerefer
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

20. [2022-0869](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Transfer & Maintenance Agrmt btwn the City of Jax & FDOT Providing the Terms & Conditions for FDOT’s Construction of Various Improvements to Roads & Intersections on City Owned & Maintained Propty & R/W as Pt of the I-95 Widening Proj with Subsequent Transfer of Certain Improvements Constructed on Both City & FDOT Propty to the City for Ongoing Operation, Maintenance & Repair; Prov for City Oversight by Public Works (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
11/22/22 CO Introduced: F, TEU
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

21. [2022-0870](#) ORD Approp a \$1,069,280.01 Urban Search & Rescue Grant Awarded by the State of FL, Div of Emerg Mgmt, Through Its FY 22 Urban Search & Rescue Sustainment Prog to Purchase Vehicles, Capital Equipment & Supplies for the Urban Search & Rescue Task Forces; Prov for Oversight by JFRD, Emerg Preparedness Div (B. T. 23-021) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
11/22/22 CO Introduced: NCSPHS, F
12/5/22 NCSPHS Read 2nd & Rerefer
12/6/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

22. [2022-0871](#) ORD Approp \$7,100,000 from the Northbank Riverwalk – Northbank Bulkhead Proj to the Northbank Central Marina Proj to Fund Certain City-Owned Improvements to be Constructed by the Hotel Developer; Auth the Mayor, or His Designee, to Execute: (1) An Office Building Redev Agrmt (Office Redev Agreement) Among the City, DIA & Shipyards Office, LLC (Office Developer), an Affiliate of Iguana Investments Florida, LLC, for the Design & Construction of a Class A Office Building with No Less than 141,300 Gross sq ft (Office Improvements), Consistent With the Improvements Previously Auth, Which in Part Authorizes the Sale of the ±1.05-Acre Office Building Parcel to the Office Developer at a Purchase Price of \$3,200,000, & Auth an Assignment of the Existing Office Building Ground Lease from the City to the Office Developer; (2) An Amended & Restated Hotel Redev Agrmt (Hotel Redev Agreement) Among the City, DIA, & Shipyards Hotel, LLC, an Affiliate of Iguana Investments Florida, LLC (Hotel Developer), Which Amends & Restates the Previously Auth Redev Agrmt for the Design & Construction of a Luxury Hotel with No Fewer than 170 Rooms, No Fewer than 23 Class A Condo Units (Collectively, the “Hotel Improvements”); (3) A Revised Marina Support Building Costs Disbursement Agrmt for the Construction by the Developer on Behalf of the City of a Marina Support Building of No Less Than 6,000 sq ft & Events Lawn of ± 1 Acre Having an Estimated Cost to the City of \$9,875,667.00 (Collectively, the “Marina Support Building Improvements”); (4) A Rev Marina, Bulkhead & Pier Improvements Costs Disbursement Agrmt with an Estimated Cost to the City of \$28,856,125 (Marina Improvements); (5) A Rev Riverwalk Improvements Costs Disbursement Agrmt with an Estimated Cost to the City of \$4,103,135 (Riverwalk Improvements), with All Cost Overruns in the Aggregate the Responsibility of the Hotel Developer, All on the Northbank of the St. Johns River Within the Downtown East Northbank Downtown Community Redevelopment Area (Project); (6) A Modification, Consent & Reaffirmation of Guaranty for the Hotel Improvements in Favor of the City & DIA; (7) A Rev Guaranty Agrmt for the Office Improvements in favor of the City & DIA; & (8) Rev Easements & Related Docs as Described in the Hotel Redev Agrmt & Office Redev Agrmt; Extending the Previously Auth Right of 1st Offer in Favor of the Hotel Developer Over an ±4.96 Acre Parcel of Land from 12/31/24 to 6/30/25; Auth a Rev, 75%, 20 Yr REV Grant in the Max Amt Not to Exceed \$50,581,200 in Connection with the Construction of the Hotel Improvements, Which Increases the Max Amt Thereof by \$2,897,245; Auth a New 75 %, 20 Yr REV Grant in the Max Amt Not to Exceed \$8,120,300 in Connection with the Construction of the Office Building Improvements; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Adjust Funding Levels for Each of the City-Owned Projs & to Auth Expenditure of Cost Savings on Completion of Each City-Owned Proj; Waiving Sec 122.811 (a), (Sales of Tangible Personal Propty; Prohibition of Sales to Certain Persons), Ord Code, to Allow Sale of Any Surplus Tangible Propty of the City Located on the Proj Parcel by Each of the Hotel Developer & Office Developer; Prov for City Oversight of the Proj by Public Works & Parks, Rec & Community Svcs; Auth the Execution of all Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the

Documents; Waiver of that Portion of the Public Investment Polity Adopted by Ord 2016-382-E, as Amend, to Auth the REV Grant on the Office Building & the Increase in the REV Grant for the Hotel Improvements, Which are Not Auth by the Public Investment Policy (B. T. 23-028) (Sawyer) (Introduced by CP at Req of DIA)

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

12/5/22 NCSPHS Read 2nd & Rerefer

12/5/22 R Read 2nd & Rerefer

12/6/22 F Read 2nd & Rerefer

12/6/22 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

23. [2022-0874](#) ORD Auth the Borrowing & Approp From the City’s Commercial Paper Facility in the Up To Max Amt of \$17,500,000, To Prov: (1) A \$12,500,000, 10-Yr Term, 3.5% Interest Loan; & (2) A \$5,000,000 Revolving Line of Credit; Prov for Funds Carryover to FY 25-26; Auth a \$10,000,000 Grant, Subj to Future Appropriation, in Each Case to the JAXPORT to Support the Raising of the Fulton Cut Crossing Electric Transmission Lines, to Increase the Number & Capacity of Vessels Able to call on JAXPORT Ports; Amend 2022-504-E, the FY 22-23 Budget Ord, to Replace the 2nd Revised Schedule B4 in Order to Auth the Borrowing &/or the Issuance of Debt For the “Raising of Powerlines” & “JPA Obligation – Fulton Cut Powerlines” Projs; Auth the City to Enter Into an Agrmt With the JAXPORT to Prov the Loan & Grant as Further Detailed Therein; Invoking Exception of 126.107 (G) (Exemptions), Ch 126 (Procurement Code), Ord Code, to Direct Contract With JAXPORT; Requesting That the Finance & Admin Dept Administer the Agrmt Authorized Herein (B.T. 23-027) (Sawyer) (Introduced by CP Freeman at Req of Mayor) (Co-Introduced by CVP Salem)

11/22/22 CO Introduced: NCSPHS, R, F, TEU, JWC

12/5/22 NCSPHS Read 2nd & Rerefer

12/5/22 R Read 2nd & Rerefer

12/6/22 F Read 2nd & Rerefer

12/6/22 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 12/13/22

READ 2ND & REREFER

24. [2022-0876](#) ORD Approp \$1,050,000, Including a \$1,000,000 African-American Historical & Cultural Grant From the FL Dept of State, Funded Thru the ARP Act of 2021, & \$50,000 From the James Weldon Johnson Park – DM Engineering & Design Acct to the James Weldon Johnson Park – DM Other Construction Costs Acct, to Prov Funding for the Design & 1st Phase of Construction of the James Weldon Johnson Park Redesign Proj; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute an Amdt to the Design-Build Svcs Contract Btwn the City & Acon Construction Co, Inc. For Design-Build Svcs For Small Active & Passive Parks Design-Build Projs to Auth Acon Construction Co., Inc. (The “Contractor”) to Prepare a Concept & Initial Design For the Proj & Increasing the Max Indebtedness of the Contract to Pay the Contractor For These Add’l Svcs; Invoking the Exemption in Sec 126.107 (G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Direct Contract With Acon Construction Co. For Preparation of the Concept & Initial Design for the Proj; Amend FY 2023-2027 5-Yr CIP Apvd By Ord 2022-505-E to Reflect This Appropriation of Funds to the Proj; Prov For Oversight & Reporting by Parks, Recreation & Community Svcs; Req 1 Cycle Emergency Passage (B.T. 23-024) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
 11/22/22 CO Introduced: NCSPHS, R, F
 12/5/22 NCSPHS Emergency/Amend/Approve 7-0
 12/5/22 R Emergency/Amend/Approve 6-0
 12/6/22 F Emergency/Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 12/13/22

Phillip Peterson explained the request for the emergency and the amendment.

EMERGENCY/AMEND/APPROVE

Aye: 6 - White, Carlucci, Carrico, Morgan, Pittman and Salem

Excused: 1 - Bowman

AMENDMENT

1. Correct appropriation language
2. Attach revised Exhibit 2 (Proposal) to include complete proposal
3. Attach revised Exhibit 3 (CIP Sheet) to correct expenditure balances

- Appropriates a new \$1,000,000 grant for construction of James Weldon Johnson Park redesign project
- FY 2022/23 budget included \$250,000 for the project which will serve as City’s match required by the grant

25. [2022-0886](#) ORD Repealing Ch 180 (Duval County Job Opportunity Bank), Ord Code, in Its Entirety; Creating a New Ch 180 (Jacksonville Upward Mobility Program), Ord Code, to Estab a Continual Prog for Apprenticeship & Workforce Training Progs; Repealing & Reserving Sec 111.630 (Duval County Job Opportunity Bank), Pt 6 (Economic & Community Development), Ch 111 (Special Revenue & Trust Accounts), Ord Code, in Its Entirety; Creating a New Sec 111.630 (Jacksonville Upward Mobility Program Special Revenue Fund), Pt 6 (Economic & Community Development), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab the Jacksonville Upward Mobility Program (JUMP) Special Revenue Fund for the Purposes Prov Herein; Approp \$100,000 from Special Council Contingency to the Jacksonville Upward Mobility Prog Special Revenue Fund to Prov Initial Funding for JUMP; Prov for Oversight by KHA (Johnston) (Introduced by CP Freeman) (Co-Sponsor CM DeFoor)
11/22/22 CO Introduced: NCSPHS, F
12/5/22 NCSPHS Read 2nd & Rerefer
12/6/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

READ 2ND & REREFER

Council Auditor's Office - Bill 2022-862: Project Cashew**Company Name – Project Cashew****Project Location – Northwest Jacksonville Economic Development Fund boundary area****Incentives Provided – A total of \$3,600,000:**

- **\$500,000 Large Scale Economic Development Fund (LSEDF) grant from the Northwest Jacksonville Economic Development Fund (NWJEDF)**
- **\$3,100,000 10-year, 75% REV Grant**

Number of Jobs to be Created –

- **40 new jobs with an average salary of \$50,000 plus benefits to be created no later than 12/31/25**

Performance Schedule –

- **Completion of construction no later than 12/31/24**

Number of Jobs to be Retained – 110 jobs to be retained**Capital Investment – \$65,000,000****Records Retention/Audit Clause – Yes****Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold disbursement of the REV grant and LSEDF grant**
- **If by 12/31/24, the Company fails to invest the amounts listed below, the City funding will be reduced by the corresponding amount:**
 - **Fails to invest at least \$58,500,000 - REV grant reduced proportionately**
 - **Fails to invest at least \$50,000,000 - REV grant and LSEDF grant are terminated and any amounts paid to the Company will be repaid to the City**
- **If the Company sells the project parcel during the first five years after disbursement of the LSEDF grant, the Company must repay the LSEDF grant on a sliding scale**
- **If the Company or any lessee or assignee uses the Project Parcel for any ineligible activities during the term of the agreement, the Company shall repay the full amount of the LSEDF grant**
- **The REV grant will be forfeited in any year that the Company is eligible for the REV grant and doesn't maintain the 110 retained jobs and the 40 new jobs at an average salary of least \$45,000**
- **If the Company fails to create 40 new jobs with an average salary of \$50,000 and retain 110 jobs by 12/31/25, they will repay the City \$3,333.33 of the LSEDF grant for each job below the 150 job requirement**

ROI – OED has calculated the ROI as 1.16 over a 10-year period**Waives the Public Investment Policy to authorize a LSEDF grant for a project creating less than 50 new jobs**

Council Auditor's Office - Bill 2022-863: Paysafe Payment Processing Solutions**City Incentives - Total of \$10,100,000:**

- **Headquarters Relocation Grant - \$1,500,000**
- **Headquarters Retention Grant - \$5,000,000**
- **Employment Creation Grant - \$3,600,000**

- **The Headquarters Relocation Grant will be paid in annual installments of \$300,000 over a 5-year period starting the later of 1) 10/31/23 or 2) 90 days after meeting grant conditions**
 - **Company must provide evidence of project parcel purchase or lease and relocation**
 - **Improvements have been substantially completed**
 - **Company is open for business and project parcel must be serving as national headquarters**
 - **All property taxes must be current**
- **The Headquarters Retention Grant will be paid in annual installments of \$500,000 over a 10-year period starting the October after the final disbursement of the Headquarters Relocation Grant**
 - **Requires continued satisfaction of the conditions shown above for the Relocation Grant**
 - **Must demonstrate the retention of 600 new jobs at an average wage of at least \$135,000**
- **The Employment Creation Grant will be paid on a basis of \$6,000 per new job for up to 600 jobs, payable in 25% increments over four years (\$1,500/year/new job)**
 - **Eligible for the first installment in 2024 based on new jobs created as of 12/31/23**
 - **Employee must reside within Duval, St. Johns, Baker, Clay and Nassau Counties**
 - **Average wage must be at least \$135,000**

Performance Schedule:

- **12/31/23 – Complete the purchase/lease of project parcel and creation and retention of 200 jobs**
- **12/31/24 – Creation and retention of an additional 200 jobs (for a total of 400 new jobs)**
- **12/31/25 – Creation and retention of an additional 200 jobs (for a total of 600 new jobs) and substantial completion of all improvements**
- **The performance schedule may be extended up to one year by OED**

Clawbacks:

- **The City may withhold payments if reporting requirements are not met**
- **If the Company fails to invest at least \$30,000,000 of private funding in the project by 12/31/25, the Headquarters Relocation Grant will be reduced on a pro-rata basis**
- **If the Company doesn't demonstrate relocation costs of at least \$1,500,000 within one year of the final payment of the Headquarters Relocation Grant, the City may offset such amounts by reducing the amount of the Headquarters Retention Grant or Employment Creation Grant**
- **If the Company doesn't maintain the 600 new jobs with an average wage of at least \$135,000 for the length of the Headquarters Retention Grant, the Retention Grant will be forfeited that year**

ROI:

- **OED has calculated the ROI as 0.60 over a 15-year period and estimates that it will take 25 years to reach an ROI of 1.0**

Waives the Public Investment Policy to authorize incentives not contemplated by the policy

Public Comment

John Nooney noted that public comment was taken on 2022-835 earlier in the meeting before the vote was taken which should be the usual process in committees. The USS Orleck project and a Catherine Street kayak launch could be funded from the TDC appropriation approved earlier in the meeting. The public has no trust in addressing its elected representatives because it is so often shut out.

Carnell Oliver addressed 2022-797 and said the loan to the developer should include strings to ensure that some affordable housing units are provided. More money is being provided to those who already have it than to those who have none. The COVID pandemic should have taught us how to solve community problems. Luxury housing developers should be part of solving the affordable housing crisis.

NOTE: The next regular meeting will be held on Wednesday, January 4, 2023.

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

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

Jeff Clements - Council Research Division
jeffc@coj.net 904-255-5137
Posted 12.7.22 4:00 p.m.