

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes

Tuesday, June 18, 2024

9:30 AM

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

Finance Committee

Nick Howland, Chair

Randy White, Vice Chair - Excused Late Arrival 10:27 AM

Raul Arias

Kevin Carrico - Excused Late Arrival 9:57 AM

Reggie Gaffney, Jr. - Excused Early Departure 11:23 AM

Will Lahnen

Ju'Coby Pittman

Legislative Assistant: Vanessa Galan

Council Auditor's Office: Kim Taylor, Council Auditor

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

Council Research: Jeff Clements, Chief

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Scott Wilson

Meeting Convened: 9:33 AM

Meeting Adjourned: 11:41 AM

Present: 7 - Chair Nick Howland, Vice Chair Randy White, Council Member Raul Arias, Council Member Kevin Carrico, Council Member Reggie Gaffney Jr., Council Member Will Lahnen and Council Member Ju'Coby Pittman

Attendance

Council Members Ron Salem (visiting), Rahman Johnson (2024-468); Merriane Lahmeur, Vanessa Galan, Maritza Sanchez – Legislative Services Division; Phillip Peterson – Council Auditor’s Office; Jeff Clements – Council Research Division; Steve Cassada – Public Information Division; Mary Staffopoulos, Shannon McGillis, Dylan Reingold, Tiffany Pinkstaff – Office of General Counsel; Scott Wilson - Mayor’s Office; Anna Brosche – Finance and Administration Department

Chairman Howland convened the meeting and the attendees introduced themselves for the record.

Council President Ron Salem thanked Chairman Howland and the committee members for their hard work and time commitment to the Finance Committee this year. He also thanked the Chair for his participation with the mayor’s administration in the ongoing review of the Capital Improvement Plan.

Public Comment

None

Update on American Rescue Plan Reporting

Phillip Peterson gave an update on the amount needing to be reappropriated – it is approximately \$8M, and the Mayor’s Budget Review Committee has developed uses for \$6.5M at its last meeting.

Chairman Howland said he met with Chief Financial Officer Anna Brosche and Mike Weinstein of the Mayor’s Office about the Capital Improvement Plan. He said the projects under review fall into 3 categories – projects lapsed but not closed-out, projects in years 1-5, and projects beyond 5 years. The CIP budget next year will be less than this year, even with the inclusion of the stadium renovation deal. The MBRC’s review of the CIP is next Tuesday and council members are welcome to attend. The fully developed CIP will be presented with the mayor’s budget on July 15th.

Item/File No. Title History

1. [2023-0307](#) ORD-MC re the Jax Police & Fire Pension Board of Trustees; Amend Sec 22.12 of the Charter of the COJ; Prov for Codification Instructions (Hodges) (Co-Introduced by CP Freeman at Req of Jax Police & Fire Pension Board of Trustees & CM White) (Co-Sponsor CM Pittman)
5/9/23 CO Introduced: R, F
5/15/23 R Read 2nd & Rerefer
5/16/23 F Read 2nd & Rerefer
5/23/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 5/23/23

DEFER

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

DEFER

3. [2024-0363](#) ORD Approp \$955,048.54, Including \$498,313.88 in Rev Collected From the Foreclosure Registry & a Reallocation of Previously Approp Funds From the Foreclosure Registry in the Amt of \$311,995.85, to Fund Various Progs & Activities Auth Pursuant to Ch 179, Ord Code, & the Remainder (\$144,738.81) From Activity (00001342) to Distribute Actual Balances btwn Current Projs; Auth Positions (R.C. 24-119) (B.T. 24-080) (Dillard) (Req of Mayor)
5/14/24 CO Introduced: NCSPHS, F
5/20/24 NCSPHS Read 2nd & Rerefer
5/21/24 F Read 2nd & Rerefer
5/28/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

AMEND/APPROVE

Aye: 5 - Howland, Arias, Gaffney Jr., Lahnen and Pittman

Excused: 2 - White and Carrico

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote. Robert Ownby of the Housing and Community Development Division explained the uses of the Foreclosure Registry funds. Council Member Lahnen said that he had met with Travis Jeffrey of the division and approves all of the upcoming bills utilizing these funds. Council Member Arias asked if these funds could be used for commercial property blight remediation; Mr. Ownby said he would check that use and provide a response. In response to questions from Council Member Pittman, he described the use for neighborhood organization projects.

AMENDMENT

- 1. Correct total appropriation amount to \$810,309.73**
- 2. Attach Revised Exhibit 1 (BT) to reflect correct appropriation amount**

- **Appropriation includes**

- **\$528,918.26 for Foreclosed Property administration and programming**
- **\$61,660.14 for the Blight Removal program**
- **\$219,731.33 for the Matching Grant program**

- **Re-authorizes four grant positions within Neighborhoods Department**

4. [2024-0368](#) ORD-MC Amend Sec 122.801 (Definitions), Pt 8 (Tangible Personal Property), Ch 122 (Public Property), Ord Code, to Increase the Capital Asset Threshold From \$1,000.00 to \$5,000.00; Estab a Prospective Date of 10/1/24, for Code Amends Contained in This Ord to Become Effective; Prov Codification Instructions (Dillard) (Req of Mayor)
5/14/24 CO Introduced: R, F
5/20/24 R Read 2nd & Rerefer
5/21/24 F Read 2nd & Rerefer
5/28/24 CO PH Read 2nd & Rerefer
6/17/24 R Substitute/Approve 7-0
6/18/24 F Substitute/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

SUBSTITUTE/APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

Phillip Peterson explained the substitute, which was approved unanimously via a voice vote. Council Member Arias asked a clarifying question about the relation of this amendment to the JEA's tangible personal property. Chairman Howland asked for confirmation that the Auditor's Office is in favor of this revision; Mr. Peterson said they are.

As substituted,

- Amends Code Sec. 122.801(e) to increase the value threshold for defining “property or tangible personal property” from \$1,000 to \$5,000
- Amends Code Sec. 122.811(a) to increase the value threshold from \$1,000 to \$5,000 for requiring tangible personal property be sold to the highest bidder
- Amends Code Sec. 122.812(f) to increase the value threshold from \$1,000 to \$5,000 for JEA to negotiate the sale of tangible personal property
- Amends Code Sec. 122.814 to increase the value threshold from \$1,000 to \$5,000 for requiring sale to the highest bidder for disposal of surplus timber
- Establishes an effective date of October 1, 2024 for the Code changes listed above

5. [2024-0371](#) ORD-MC Amend Sec 106.708 (Meals), Pt 7 (Travel Expense Reimbursement), Ch 106 (Budget & Accounting Code), Ord Code, to Increase the Per Diem Rates of Travel Reimb for Certain Meals; Prov Codification Instructions (Dillard) (Req of Mayor)
5/14/24 CO Introduced: R, F
5/20/24 R Read 2nd & Rerefer
5/21/24 F Read 2nd & Rerefer
5/28/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

DEFER

6. [2024-0418](#) RESO Auth the Mayor, or her Desig, & Corp Sec to Execute an Economic Dev Agrmt btwn the City & FOC QOF, LLC, to Support the Restoration & Renovation by Developer of 4 Parcels of Land: (1) Land & Bldgs Located at 2335 Market St, 2320 N. Liberty St, & 2336 N. Liberty St (The Phase 1 Improvements); & (2) Land & Bldgs Located at 2303 Market St (The Phoenix Building), & 2402 Market St, 2401 Hubbard St, & the Parcel Located at the SW Corner of Market St & 15th St E (The Bunker Building Improvements) (Collectively, the Phase 2 Improvements), to Include Restaurant Improvements, Artists' Studios, Co-Working Spaces, Office & Retail Space; Auth a 50%, 15 Yr REV Grant in the Max Amt Not to Exceed \$1,500,000 in Connection with the Construction of the Improvements; Apv & Auth a Phase 1 Completion Grant in the Amt of \$2,000,000 to the Developer Upon Substantial Completion of the Phase 1 Improvements, to be Approp by Subsequent Legislation; Apv & Auth a Phase 2 Completion Grant in the Amt of \$2,000,000 to Developer, Payable in 2 Installments of \$1,000,000 After Completion of Each of the Bunker Bldg Improvements & the Phoenix Bldg Improvements Comprising the Phase 2 Improvements, to be Approp by Subsequent Legislation; Designating OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by the Dept of Public Works & OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Prov a Deadline for the Company to Execute the Agrmt; Waiver of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth the Completion Grants that are Not Currently Authorized by the Public Investment Policy; Req 2-Reading Passage Pursuant to C.R. 3.305 (Sawyer) (Req of Mayor) (Co-Sponsor CM Miller)
5/28/24 CO Introduced: R, F
6/17/24 R Amend/Approve 7-0
6/18/24 F Amend/Approve 6-0

AMEND/APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote. Economic Development Officer Ed Randolph described the Phoenix District project and the developer's previous experience in other cities. CM Lahnen asked about the definition of the Eastside neighborhood and the Phoenix District location in relation to the Eastside. Mr. Lahnen asked if this project was considered for inclusion in the stadium renovation Community Benefits Agreement; Scott Wilson of the Mayor's Office said it was not, but he will propose that concept to the negotiating team. Mr. Lahnen noted that this bill will add another \$4 million to the City's growing list of completion grant commitments for FY26-27. Council Members Arias and Gaffney Jr. expressed their support for the project as potentially transformative for the area.

AMENDMENT

- 1. Remove request for two-reading passage**
- 2. Correct Scrivener’s**

Project Location – Several properties adjacent to an near intersection of N. Market St. and E. 14th St., 32206

Incentives Provided –

- \$1,500,000 15-year 50% REV Grant**
- \$2,000,000 Phase One Completion Grant**
- \$2,000,000 Phase Two Completion Grant, payable in two tranches of \$1,000,000**

Performance Schedule –

- Commencement of Phase One Construction no later than June 30, 2024**
- Commencement of Phase Two Construction no later than January 1, 2025**
- Completion of Phase One no later than June 30, 2025**
- Completion of Phase Two no later than June 30, 2027**

Capital Investment - \$37,941,500 (Renovation)

- OED has calculated an ROI of 1.07 which includes \$14.9 million in annual payroll; however, this payroll element is not a requirement of the EDA. Without this payroll element, the ROI on this project would be 0.99.**
- Waiver of Public Investment Policy (PIP) is requested to allow for the completion grants, which are not currently authorized under the PIP**
- The EDA includes a JSEB goal of 14.5% rather than the standard 20% goal; however, the EDA provides for free use, by the City, of an office and conference space at the Project Parcel for a term of not less than 3 years to support small business support services**

7. [2024-0421](#) ORD Approp \$5,000,000 from the Debt Mgmt Fund to an Existing CIP Proj Entitled “Liberty Street Marina”; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds to the Proj (B.T. 24-107) (Dillard) (Req of Mayor) (JWC Apv)
 5/28/24 CO Introduced: NCSPHS, F, JWC
 6/3/24 NCSPHS Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 NCSPHS Amend/Approve 6-0
 6/18/24 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote.

NCSPHS AMENDMENT

- 1. Attach Revised Exhibit 1 (BT) to balance internal service fund charges and revenue**
- 2. Attach Revised Exhibit 2 (CIP) to correctly reflect prior and current appropriations**
- 3. Change project name to the Hans G. Tanzler, Jr. Marina pursuant to Ord. 2023-616-E**

- Appropriates debt service savings to a CIP project (Liberty Street Marina) and reduces authorized borrowing for the same project**
- Debt service savings are due to lower than budgeted interest expenses and the budgeting of debt payments for certain projects (e.g. Fulton Cut Power Lines and UF Health and FinTech Graduate Center) that did not incur any expenditures in the prior fiscal year and therefore no debt was issued**

8. [2024-0422](#) ORD Supplementing Ord 2006-888-E Auth the Issuance of the City's Special Rev & Refunding Bonds, in 1 or More Series in an Amt Necessary to Provide (A) for the Refunding of a Portion of the City's Outstanding Special Rev Bonds, & (B) Not in Excess of \$250,000,000 of Net Proj Funds in Order to Finance & Refinance the Acquisition & Construction of Certain Capital Equipment & Improvements (Series 2024 Project); Prov Authority for This Ord; Prov for Certain Definitions; Making Certain Findings; Prov That This Ord Shall Constitute a Contract btwn the Issuer & the Bondholders; Auth the Mayor to Determine the Terms of Such Bonds, as Provided Herein; Auth the Mayor to Award the Sale of Said Bonds on a Competitive Basis, a Limited Competitive Basis, a Negotiated Basis, or as a Private Placement, as Provided Herein; Auth the Acquisition of Debt Svc Reserve Fund Products With Respect to Such Bonds, if Deemed Necessary; Auth the Acquisition of Credit Facilities With Respect to Such Bonds, if Deemed Necessary; Auth the Preparation of Preliminary & Final Official Statements &/or Offering Memoranda With Respect to Such Bonds; Auth the Execution of a Continuing Disclosure Undertaking or Agrmt With Respect to Such Bonds; Auth the Designation of a Deputy Registrar & Paying Agent & the Providers of Other Svcs With Respect to Such Bonds; Prov for the Appl of Such Bond Proceeds; Auth the Execution of 1 or More Bond Terms Agrmts With Respect to Said Bonds; Prov Certain Add'l Details & Authorizations in Connection Therewith; Waiving the Provisions of Sec 104.211 (Procedure for Sale of Bonds) of Ch 104 (Bonds), Ord Code, So as to Allow the City to Award the Sale of Said Bonds on a Limited Competitive Basis, as a Negotiated Sale, or as a Private Placement (Greenberg Traurig) (Req of Mayor)
 5/28/24 CO Introduced: R, F
 6/3/24 R Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 R Approve 7-0
 6/18/24 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

CFO Anna Brosche gave an overview of the annual borrowing process to pay for projects previously funded from pooled cash during the fiscal year. The Finance Department, Council Auditor's Office and Office of General Counsel have been consulting on what projects can and cannot be funded through borrowing and have been looking at the timing of the stadium renovation project bonds. City Treasurer Chris Cicero said last year's borrowing authorization was \$235M. Council Member Lahnen asked about the timing of the borrowing this year compared to last year; Mr. Cicero said the City anticipates borrowing in August this year versus September last year. Mr. Peterson said last year's borrowing was slightly delayed by several factors.

- **Authorizes issuance of the City's Special Revenue and Refunding bonds to 1) fund actual expenditures associated with previously approved Capital Improvement Program projects and 2) refund outstanding Special Revenue bonds if market conditions warrant**
- **Waives Section 104.211 (Procedures for Sale of Bonds) to allow bonds to be sold on a limited competitive basis, negotiated basis, or as a private placement to institutional investors rather than being offered for public sale on a competitive basis**

9. [2024-0423](#) ORD Approp \$33,642,156.00 from the ARP Fund - U.S. Treasury Acct to Various Projs Within the ARP Fund to Correct the Allocation of Rev to Match Corresponding Expense Budgets (B.T. 24-111) (Dillard) (Req of Mayor)
 5/28/24 CO Introduced: F
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/18/24 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 2 - White and Salem

Phillip Peterson explained the clean-up process for the ARP funds which has no effect on the total amount.

10. [2024-0424](#) ORD Approp \$1,433,508.00 from the COJ Gen Fund Operating Fund Bal Recaptured from KHA from the 22-23 FY to the KHA Operating Fund Out of School Time, Juvenile Justice, Early Learning, Special Needs, & Pre-Teen/Teen Category Accts for the Provision of Continued Essential Svcs to Children & Youth in Duval County Through the 23-24 FY; Prov for Carryover of Funds to FY 24-25; Amend the 4th Revised Schedule M to Ord 2023-511-E (B.T. 24-099) (Dillard) (Req of Mayor) (Co-Sponsor CM Carlucci)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote. Council Member Carrico asked if any funds are allocated for Boys and Girls Club projects which would create a need for him to abstain from voting on the bill; Dr. Saralyn Grass of KHA said they are not. Chairman Howland noted that recaptures of prior year funds sets the funding baseline higher for the next year's budgeting purposes.

AMENDMENT

1. Clarify funding will provide services through fiscal year 24/25
2. Clarify Out of School time funding is for continued funding of an existing site, not a new site
3. Revise language to reflect approval of the 7th Revised Schedule M
4. Attach revised Exhibit 2 (Seventh Revised Schedule M) to include previous JUMP appropriation
5. Correct scrivener's errors

- Appropriates \$1,433,508 from General Fund operating reserves, which represents the amount of funding that was recaptured from the Kids Hope Alliance Operating Fund for fiscal year 2022/23, to the Kids Hope Alliance to provide funding for services through fiscal year 2024/25
- The funding will be used to:
 - Fund eight new contracts totaling \$1,076,498 (Early Learning, Juvenile Justice, Pre-Teen/Teen, and Special Needs categories)
 - Allocate \$357,010 of additional funding to two contracts which will allow the contracts to be extended (Early Learning and Out of School Time categories)
- Authorizes carryover of funding to fiscal year 2024/25

11. [2024-0425](#) ORD Approp \$26,111.83 From the Information Technologies Fund (53101) to Fund Salary & Benefits Within the Radio Communication Fund (53102); Auth 1 FT Position (R.C. 24-105) (B.T. 24-103) (Dillard) (Req of Mayor)
 5/28/24 CO Introduced: R, F
 6/3/24 R Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 R Amend/Approve 7-0
 6/18/24 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - White

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote.

AMENDMENT

1. Clarify funding source is permanent and probationary salaries within the Information Technology Fund
2. Clarify one position is being deleted within the Information Technology Fund

- Authorizes one new position in the Radio Communication Fund and deletes one position in the Information Technologies Fund
- Transfers \$26,111.83 from the Information Technologies Fund to the Radio Communication Fund to fund four months of salaries and benefits for the new position

12. [2024-0426](#) ORD Expanding the Uses of Emergency Rental Assistance Prog (Round 2) (ERA2 Program) Grant Funds From the U.S. Dept of the Treasury, to Include Affordable Rental Housing Purposes, & Extending the Local Admin of the ERA2 Prog From 9/30/23 to 9/30/25, All as Previously Auth in Ord 2023-148-E, & in Accordance With the ERA Prog Estab by Sec 501, Division N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
 5/28/24 CO Introduced: NCSPHS, F
 6/3/24 NCSPHS Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 NCSPHS Amend/Approve 6-0
 6/18/24 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote. Council Member Gaffney Jr. asked for an explanation of the ERA2 program. Travis Jeffrey of the Housing and Community Development Division explained the reallocation of funding from COVID hardship cases to affordable housing uses as permitted by the U.S. Department of the Treasury and described the use for creation of new housing resources through new construction and renovation. Mr. Gaffney, Jr. asked that the committee be updated on the progress of the funded projects as work progresses. Council Member Arias asked if these 5 entities were funded last year; Mr. Jeffrey said they were not funded through the Emergency Rental Assistance Program. Mr. Arias asked about how proposals were evaluated and selected and about the price differential between multi-family developments versus single-family homes. Mr. Jeffrey said they use a scoring matrix to evaluate projects for return on investment in producing affordable housing units, ensuring that projects were shovel-ready to meet the spending deadline, and an effort is made to support grass-roots community organizations and the work they do in neighborhoods. Council Member Pittman asked that all non-profits be given an opportunity to receive funding rather than funding the same organizations over and over.

AMENDMENT

1. Invoke Section 126.107(g) and authorize execution of agreements with the entities below to perform affordable housing development:

- a. I.M. Sulzbacher Center For The Homeless, Inc. - \$2,000,000
- b. Duval MF Partners, LLC - \$1,250,000
- c. Northwest Jacksonville Community Development Corporation - \$500,000
- d. Arts Village Eastside, LLC - \$300,000
- e. FOBT Pipeline Inc. - \$324,458.34

2. Attach Project Details as new Exhibit

13. [2024-0427](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver That Certain Amendment 3 to Lease Agrmt btwn COJ & FL Dept of Ag & Consumer Svcs, FL Forest Svc for an Extension of the Term of the Lease for Bldg 374 at Cecil Commerce Ctr, Containing Approx 1,800 Sq Ft & Located at 6146 Authority Ave, Jax, FL 32221, With a Non-Exclusive Right to Use a 32,400 Sq Ft Fenced Parking Area at 6119 POW-MIA Pkwy, Jax, FL 32221, for a Term of 1 Yr, With Options to Renew for 2 Add'l 1 Yr Terms at an Annual Rental Rate of \$1.00 With a Common Area Maintenance Fee of \$200.00 Per Month; Prov for Oversight by OED (Dillard) (Req of Mayor)
 5/28/24 CO Introduced: NCSPHS, F, TEU
 6/3/24 NCSPHS Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/4/24 TEU Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 NCSPHS Approve 6-0
 6/18/24 F Approve 7-0
 6/18/24 TEU Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Salem

Economic Development Officer Ed Randolph described the requested lease extension which will keep the tenant in their current facility until a new facility is constructed for the Florida Forest Service. Council Member Arias asked if the City pays for Forest Service management of City forested areas; Mr. Randolph said the City budgets about \$30,000 to the Parks and Recreation Department and Office of Economic Development properties for Forest Service management of their forested properties. In response to a question from Mr. Arias, Mr. Randolph described the leased space and parking lot.

14. [2024-0428](#) ORD Approp \$25,384.28 From SOE Investment Pool Earnings Generated From Help America Vote Act (HAVA) Grant Funds Awarded by the U.S. Election Assistance Comm through the State of FL, Dept of State, Div of Elections, to Pay for Election Education & the Mailing of Sample Ballots; Prov for Funds Carryover into FY 24-25 (B.T. 24-102) (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Johnson, Freeman & Amaro)
 5/28/24 CO Introduced: R, F
 6/3/24 R Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 R Amend/Approve 7-0
 6/18/24 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Phillip Peterson explained the amendment, which was approved unanimously via a voice vote.

AMENDMENT

1. **Correct appropriation amount to \$25,383.33**
2. **Strike carryover language**
3. **Attach revised Exhibit 1 (BT) to correct the appropriation amount**

- **Appropriates investment pool earnings that were generated from Help America Vote Act grant funds to pay for election education materials (sample ballots)**

15. [2024-0429](#) ORD Concerning a Continuation Grant; Approp \$582,374.00 in Annual Emergency Solutions Grant (ESG) Funding From HUD to Fund Various Svcs & Activities Aimed at Addressing Homelessness & That Meet the Goals & Objectives of the ESG Prog; Prov Auth for Reallocation of Grant Funds as More Particularly Described Herein (B.T. 25-004) (Brown) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 5-0-2 (Pittman, Gaffney, Jr.)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 5 - Howland, White, Arias, Carrico and Lahnen

Abstain: 2 - Gaffney Jr. and Pittman

Phillip Peterson explained the amendment. Council Member Pittman said she would be abstaining from the votes on 2024-429, -430, -431 and -432 due to potential conflicts of interest with her employer possibly applying for those funds. Council Member Gaffney, Jr. said he would be abstaining as well because of a potential conflict of interest with a family member's employer possibly applying for these funds. The amendment was approved via a voice vote of 5-0-2 (Pittman and Gaffney, Jr. abstaining). Travis Jeffrey explained the application and evaluation processes for the various grants.

AMENDMENT

1. Attach HUD award letter as new Exhibit

2. Correct Scrivener's

16. [2024-0430](#) ORD Concerning a Continuation Grant; Approp \$3,112,672.00 in Annual Housing Opportunities for Persons with AIDS (HOPWA) Prog Grant Funding From HUD to Prov Housing Assistance & Related Supportive Svcs to Eligible Low-Income Persons Living With HIV/AIDS & Their Families Within Duval County; Prov Auth for Reallocation of Grant Funds as More Particularly Described Herein; Apv a Prog Manager Position (R.C. 25-003) (B.T. 25-003) (Brown) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 5-0-2 (Pittman, Gaffney, Jr.)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 5 - Howland, White, Arias, Carrico and Lahnen

Abstain: 2 - Gaffney Jr. and Pittman

Phillip Peterson explained the amendment. Council Member Pittman said she would be abstaining from the vote due to a potential conflict of interest with her employer. Council Member Gaffney, Jr. said he would be abstaining as well because of a potential conflict of interest with a family member's employment. The amendment was approved via a voice vote of 5-0-2 (Pittman and Gaffney, Jr. abstaining).

AMENDMENT

1. Attach HUD award letter as new Exhibit

17. [2024-0431](#) ORD Concerning a Continuation Grant; Approp \$3,691,589.53 in Annual Federal Home Investment Partnership (HOME) Grant Prog Funding, Including Low Income From HUD, & \$444,372.53 From Prog Income, to Prov Funding for a Wide Range of Activities to Assist Low & Very Low-Income Households, Including Rehab, New Construction, & Direct Assistance to Tenants & Homebuyers; Prov Auth for Reallocation of Grant Funds as More Particularly Described Herein; Apv Positions (R.C. 25-002) (B.T. 25-002) (Brown) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 5-0-2 (Pittman, Gaffney, Jr.)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 5 - Howland, White, Arias, Carrico and Lahnen

Abstain: 2 - Gaffney Jr. and Pittman

Phillip Peterson explained the amendment. Council Member Pittman said she would be abstaining from the vote due to a potential conflict of interest with her employer. Council Member Gaffney, Jr. said he would be abstaining as well because of a potential conflict of interest with a family member's employment. The amendment was approved via a voice vote of 5-0-2 (Pittman and Gaffney, Jr. abstaining).

AMENDMENT

1. Attach HUD award letter as new Exhibit

2. Correct the HUD award amount to \$3,247,216.72 and the total appropriation to \$3,691,589.25

3. Attach Revised Exhibits 1 (BT) and 2 (Schedule of Proposed Funding) to correct appropriation amount

18. [2024-0432](#) ORD Concerning a Continuation Grant; Prov for Participation in the Community Development Block Grant (CDBG) Prog; Approp \$7,571,578.61 for Prog Costs, Including \$6,853,388.00 From HUD, \$229,472.40 From Reprogrammed Grant Funds & \$488,718.21 From Prog Income; Prov for Award, Auth, & Funding, & for the City to Execute Federal Prog Contracts for CDBG Prog Funds, as Applicable; Prov Auth for Reallocation of Grant Funds as More Particularly Described Herein; Prov for Further Council Action if Revenue Differs; Prov for the Mayor & Corp Sec to Execute & Deliver Docs Relating to the Award; Apv Positions & PT Hrs (R.C. 25-001) (B.T. 25-001) (Brown) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Amend/Approve 6-0
6/18/24 F Amend/Approve 4-0-3 (Pittman, Gaffney, Jr., Carrico)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 4 - Howland, White, Arias and Lahnen

Abstain: 3 - Carrico, Gaffney Jr. and Pittman

Phillip Peterson explained the amendment. Council Member Pittman said she would be abstaining from the vote due to a potential conflict of interest with her employer. Council Member Carrico said he would be abstaining from the vote because of a voting conflict due to his employment. Council Member Gaffney, Jr. said he would be abstaining as well because of a potential conflict of interest with a family member's employment. The amendment was approved via a voice vote of 4-0-3 (Pittman, Carrico and Gaffney, Jr. abstaining).

AMENDMENT

1. Attach HUD award letter as new Exhibit
2. Correct Reprogrammed amount to \$229,473.11 and total appropriation amount to \$7,571,579.32
3. Attach Revised Exhibits 1 (BT) and 2 (Schedule of Proposed Funding) to correct appropriation and include full schedule

19. [2024-0433](#) ORD Concerning a Continuation Grant; Approp \$8,342,986.23, Including \$7,955,635.40 in Annual State Housing Initiatives Partnership (SHIP) Prog Grant Funding From the FL Dept of Economic Opportunity, Through the FL Housing Finance Corp, & \$387,350.83 in Prog Income, to Serve Very Low, Low, & Moderate-Income Families; Apv Positions (R.C. 24-125) (B.T. 24-106) (Brown) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Johnson)
5/28/24 CO Introduced: NCSPHS, F
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 NCSPHS Approve 6-0
6/18/24 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Travis Jeffrey described the use of these funds.

20. [2024-0435](#) ORD Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, a 3rd Amend to Redev Agrmt Btwn Cosentino Industrial USA, LLC & the City, to Extend Certain Times Frames Within the Performance Schedule & Extend the Closing Date for the Company to Purchase the Propty to 7/2024 & to Waive the Applicability of the Architectural Guidelines From the Amend & Restated Declaration of Covenants & Restrictions Applicable to the Propty; Auth Approval of Technical Amends by the Executive Dir of OED; Prov for City Oversight by OED (Sawyer) (Req of Mayor)
5/28/24 CO Introduced: F, TEU
6/4/24 F Read 2nd & Rerefer
6/4/24 TEU Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/18/24 F Approve 7-0
6/18/24 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Ed Randolph gave an overview of the project and the permitting difficulties that have been encountered to date. Council Member Lahnen asked about the access road construction project; Mr. Randolph said it is on track for timely completion but may cost more than originally projected due to the current construction cost environment.

Authorizes amendment of the Cosentino Redevelopment Agreement to extend various performance dates as follows:

- **City completion of Access Road - 1 year to 11/30/26**
- **City to provide Rail Design - 9 months to 9/15/24**
- **Developer Inspection/Acceptance Period - 1 year (cumulative) to 7/15/24**
- **Closing Date - 11 months (cumulative) to 7/31/24**
- **Developer to Commence and Complete Construction - 1 year to 1/1/26 and 12/31/29, respectively**
- **Creation of 180 Jobs - 1 year to 6/29/30**
- **REV Grant final year - 1 year to 12/31/39**

21. [2024-0436](#) ORD Granting to Peoples Gas System, Inc. (Peoples Gas), Its Successors & Assigns, a Non-Exclusive Natural Gas Franchise Agrmt for Use of the Rights-of-Way of the City of Jax; Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, That Certain Natural Gas Franchise Agrmt btwn the City & Peoples Gas to Prov the Terms & Conditions Under Which Said Franchise May be Exercised; Prov for City Oversight by the Planning & Dev Dept, Dev Svcs Div; Directing the Legislative Services Div to Forward the Enacted Ord to the Dev Svcs Div of the Planning & Dev Dept (Staffopoulos) (Introduced by CM Salem)
- 5/28/24 CO Introduced: NCSPHS, F, TEU
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/4/24 TEU Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

22. [2024-0437](#) ORD-MC Amend Sec 126.608 (Creation of Bond Enhancement Program), Subpt C (Program Support Services; Marketing Outreach; Disparity Study Update), Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Remove Requirement of Bond Enhancement Progs; Amend Sec 126.614 (JSEB & Program Eligibility), Subpt D (Program Eligibility Procedures, & Other Requirements) Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Require Re-Certification Every 36 Months Instead of Every 24 Months; Amend Sec 126.620 (Continuing Obligations of JSEBs & Graduation), Subpt D (Program Eligibility Procedures, & Other Requirements) Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Remove Mandatory Graduation at 9 Yrs, Strongly Encouraging Mentorship Participation, & Extending Mandatory Graduation to 15 Yrs; Prov for Codification Instructions (MacGillis) (Introduced by the JSEB Special Committee (CMs Arias & Amaro)) (Co-Sponsors CMs Clark-Murray & Johnson)
- 5/28/24 CO Introduced: R, F
6/3/24 R Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
6/17/24 R Amend/Approve 7-0
6/18/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Mr. Peterson explained the amendment which was approved unanimously via a voice vote. At the request of Council Member Arias, JSEB Administrator Gregory Grant gave an overview of the proposed changes to the plan and how they make the program more effective. Council Member Arias thanked Mr. Grant for his cooperation with and assistance to the JSEB Special Committee. Council Member Pittman expressed great satisfaction with the improvements to the program as a result of the committee's work.

AMENDMENT

- 1. Amend Sec. 126.607(a) to strike the reference to the bond enhancement program**
- 2. Amend Sec. 126.613(c)(3) to change nine years to fifteen years**
- 3. Amend Sec. 126.613(b) to change 24 months to 36 months**
- 4. Correct scrivener's errors**

- Amends Part 6 (Jacksonville Small and Emerging Business Program) of Chapter 126 (Procurement Code) to make the following changes:**

- Strike requirement for the JSEB Administrator to competitively procure and maintain annually a contract to provide a bond enhancement program for the benefit of JSEBs**
- Revise the JSEB recertification interval from every 24 months to every 36 months**
- Revise the mandatory JSEB program graduation date from 9 years to 15 years**
- Provide for a designation of "JSEB Prime Member" for JSEBs that have been in the program for at least 9 years and strongly encourage Prime Members to mentor other JSEB program participants**

23. [2024-0438](#) ORD-MC Approp \$6,217,826 Including: (1) \$1,000,000 from the Tree Protection & Related Expenses Trust Fund (Charter) & \$1,717,826 from the City-JTA Transportation Proj Pay-Go Fund (Better Jacksonville Plan (BJP)) Tree Mitigation Proj to Provide Funding for the County-Wide Tree Prog - R/W for Removal & Replacement of Dead/Dying or Hazardous Trees on Public Property, (2) \$1,500,000 from the Tree Protection & Related Expenses Trust Fund (Charter) to the Level 2 Tree Planting Prog to Provide Funds for Tree Plantings Administered by Public Works on Public Property, & (3) \$2,000,000 from the Tree Protection & Related Expenses Trust Fund (Ordinance) to the Level 3 Tree Planting Prog to Provide Funds for Tree Plantings on Public Property by 3rd-Party Applicants; Prov for Continued Oversight by Public Works; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect the Reallocation of Funds from the Tree Mitigation Proj Within the Better Jax Plan (BJP) to the Remove & Replace Prog Activity; Creating a New Sec 94.107 (Exceptional Planting Projects Referral to City Council), Ch 94 (Tree Commission), Ord Code, to Provide a Process for City Council Appvl of Level 2 & Level 3 Tree Planting Prog Projs that Exceed \$300,000; Prov for Codification Instructions (MacGillis) (Introduced by CM Miller) (Co-Sponsors CMs Clark-Murray & Johnson)
- 5/28/24 CO Introduced: NCSPHS, R, F
 6/3/24 NCSPHS Read 2nd & Rerefer
 6/3/24 R Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 NCSPHS Amend/Approve 6-0
 6/17/24 R Amend/Approve 7-0
 6/18/24 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 6 - Howland, White, Arias, Carrico, Lahnen and Pittman

Excused: 1 - Gaffney Jr.

Mr. Peterson explained the amendment which was approved unanimously via a voice vote. Council Member Arias asked if the \$6.2M for tree planting is paying for the same kind of trees that were removed and if palm trees are being planted. Curtis Hart, Chair of the Tree Commission, said there is no direct connection between the type of trees being removed and the type being planted. He described the City's 3 tree-planting project categories. He said the fund has a maximum percentage allowed to be used for palm trees and the Commission tries to plant "the right tree in the right place". Oak trees must be replaced with oak trees on an inch-for-inch basis. Council Member Lahnen said "exceptional planting projects" have only happened three times in the past three years, so the Council will not be looking at a substantial increase in ordinances processed as a result of this change. Council Member Pittman described a particular constituent's problem with removal of a protected tree on private property in her district and asked how the average citizen would know that a particular tree is protected. Mr. Hart said he would think about how to possibly designate protected trees on a plat so that owners of at least newly developed properties could be informed. Council Member Pittman said there is a need to inform citizens about protected trees on their property so they know what they can and can't do with their trees.

AMENDMENT

- 1. Pg. 2, line 8: insert "Code" after "Ordinance"**
- 2. Attach revised Exhibit 3 (BT) to correct account information**
- 3. Attach revised Exhibit 4 (CIP Sheet) to correct fiscal year of appropriation**

- **Appropriates a total of \$6,217,826 from tree mitigation funds for tree planting programs:**
 - **\$2,717,826 for the Countywide Right of Way ("Remove and Replace") Program**
 - **\$1,500,000 for the Level 2 Tree Planting Program**
 - **\$2,000,000 for the Level 3 Tree Planting Program**
- **The Tree Commission approved this appropriation request at their 4/17/24 meeting**
- **Creates a new Code Section 94.107 (Exceptional Planting Projects Referral to City Council) that:**
 - 1) defines an "Exceptional Planting Project" as any planting project that in whole or in stages exceeds \$300,000, and**
 - 2) requires a favorable recommendation from both the Tree Commission and MBRC for any Level 2 or Level 3 Program Exceptional Planting Projects, and**
 - 3) requires City Council approval prior to commencement of a Level 2 or Level 3 Exceptional Planting Project**

24. [2024-0452](#) ORD Approp \$7,600,000 from the Debt Mgmt Fund & Auth the Approp from the City’s Commercial Paper Facility &/or the Issuance of Fixed Rate Debt to Provide a Construction Loan to Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, Pursuant to the Settlement Agrmt & Amendment 2 to Redev Agrmt Authorized Hereby; Amend Ord 2023-504-E, the FY 23-24 Budget Ord, to Replace the 2nd Revised Schedule B4, the FY 23-24 Debt Mgmt Fund Detail, to Reflect the Approp of Funds Authorized Herein; Auth the Mayor, or Her Designee, & Corp Sec to Execute & Deliver, for & on Behalf of the City: (1) a Settlement Agrmt btwn the City & Developer in Connection With the Redev Agrmt Dated 12/20/21 (Redev Agrmt), Previously Authorized by 2021-796-E; (2) an Amendment 2 to Redev Agrmt by & Among the City, DIA, Developer & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Authorized by Ord 2022-493-E, to Modify the Performance Schedule & Associated Terms of the Agrmt & Authorize the Construction Loan Pursuant to the Settlement Agrmt; & (3) Loan Docs & Related Docs as Described in the Agrmt; Auth a City Contruction Loan to Developer in the Amount of \$7,600,000 at 0% Interest for a Term of 27 Months for the Proj as Described in the Agrmt, Which Loan May Be Partially Forgiven in the Amt of \$4,098,116.20 Provided Developer Substantially Completes the Phase 1 Retail Improvements in Accordance With the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (B.T. 24-113) (Sawyer) (Req of DIA)
 5/28/24 CO Introduced: NCSPHS, F
 6/3/24 NCSPHS Read 2nd & Rerefer
 6/4/24 F Read 2nd & Rerefer
 6/11/24 CO PH Read 2nd & Rerefer
 6/17/24 NCSPHS Amend/Approve 5-1 (Gay)
 6/18/24 F Amend/Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

AMEND/APPROVE

Aye: 5 - Howland, Arias, Gaffney Jr., Lahnen and Pittman

Excused: 2 - White and Carrico

Phillip Peterson explained the NCSPHS Committee amendment, which was approved unanimously via a voice vote. Tiffany Pinkstaff of the Office of General Counsel explained the pre-trial settlement negotiations and the agreement reached which includes changing the project completion deadlines and a \$7.6 million City loan to the project, \$4.1 million of which will be forgivable if the new completion deadline is met by the developer. In response to a question from Council Member Gaffney Jr., Ms. Pinkstaff said this type of construction loan is not typical, but is not unprecedented. In response to a question from Council Member Arias, Public Works Director Nina Sickler discussed the timeline for completing the creek relocation project and said that all permitting has been completed and she is confident the contractor can meet the new completion deadline. She noted that Army Corps of Engineers permits take well over a year to be processed in our Corps district. In response to a question from Council Member Pittman, Ms. Sickler said that all 7 required permits have now been approved.

NCSPHS AMENDMENT

1. **Revise funding source from Debt Management Fund to General Fund operating reserves**
2. **Strike Section 3 amending the Budget Ordinance Schedule B4 and remove Exhibit 3 (FY 23/24 Debt Management Fund Detail)**
3. **Strike Section 4 authorizing borrowing**
4. **Correct scrivener's errors**
5. **Attach revised Exhibit 2 (BT) to reflect revised funding source**

- **Authorizes a Mediated Settlement Agreement between the City and Fuqua BCDC One Riverside Project Owner, LLC (“Developer”) to resolve all outstanding claims, liabilities, and issues related to or resulting from the delays in the completion of the McCoy's Creek Improvements related to the One Riverside development**

- **Authorizes an Amendment Two to the Redevelopment Agreement to:**

- 1) **revise the performance dates of the McCoy's Creek and Phase 1 Retail Improvements**

- 2) **authorize a construction loan of \$7,600,000 with terms of:**

- **0% interest**

- **Balloon payment upon maturity of 9/30/26**

- **Forgiveness of \$4,098,116.20 if Phase I Retail Improvements are completed on schedule**

- **Fully forgivable if the City does not complete the McCoy's Creek Improvements on schedule**

- 3) **extend the REV grant for a full 20-year period**

- **Appropriates \$7,600,000 of additional borrowing for the construction loan**

25. [2024-0458](#) ORD Approp \$1,375,000.00 from Information Technologies Fund Retained Earnings to be Designated for Cybersecurity Strengthening Initiatives; Prov for Carryover of Funds to FY 24-25 Prov for Oversight by the Technology Solutions Dept; Req 1-Cycle Emergency (B.T. 24-108) (Reingold) (Req of Mayor)
6/11/24 CO Introduced: R, F
6/17/24 R Emergency/Approve 7-0
6/18/24 F Emergency/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

EMERGENCY/APPROVE

Aye: 5 - Howland, White, Arias, Carrico and Lahnen

Excused: 2 - Gaffney Jr. and Pittman

Phillip Peterson explained the request for the emergency which was approved unanimously via a voice vote.

Scrivener's

Pg. 2, lines 7-8: strike "Upon Introduction"

• A one cycle emergency has been requested in order to implement cybersecurity strengthening measures as soon as possible

26. [2024-0459](#) ORD Approp \$398,467.85 from the General Fund - Interfund Transfer in Acct Which Represents Returned Funding from the Termination of the JIA CRA Pursuant to Ord 2023-496-E, Including \$150,000.00 to the JU Women's Health Innovation Hub Proj & \$248,467.85 to Purchase Replacement Equipment for the JFRD; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & JU to Provide Funding for Certain Expenses Related to the JU Women's Health Innovation Hub Proj; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract With JU; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover of Funds to FY 24-25 (B.T. 24-110) (Dillard) (Req of Mayor)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

27. [2024-0460](#) ORD Approp \$100,000.00 from the Local Assistance & Tribal Consistency Fund (LATCF), American Rescue Plan of 2021 (ARP Act) Grant Funds in the Amt of \$100,000.00 to JU Women's Health Innovation Hub Proj; Auth an Increase to the Maximum Indebtedness of an Agrmt btwn JU & the City Related to the Proj & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver Docs btwn the City & JU to Provide Funding for Certain Expenses Related to the Proj; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract With JU; Prov for Compliance With Applicable ARP Act Grant Funding Requirements; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover of Funds to FY 24-25 (B.T. 24-114) (Dillard) (Req of Mayor)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

28. [2024-0461](#) ORD Approp \$1,500,000 from the Better Jax Projs Pay-As-You-Go Other Construction Costs Acct to the Subsidies & Contributions to Private Org Acct for the Purpose of Prov a \$1,500,000 Large Scale Economic Dev Fund (LSEDF) Grant to Belvedere Terminals Company, LLC, in Connection With the Infrastructure Costs & Building Improvements to Be Made by the Company for a Rail Fuel Delivery & Storage Facility at the Proj Parcel; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Economic Dev Agrmt btwn the City & Belvedere Terminals Company, LLC; Auth a LSEDF Grant to the Company in the Amt of \$1,500,000; Auth Appvl of Technical Amendments by the Executive Dir of OED; Prov for City Oversight by OED; Prov a Deadline for the Company to Execute the Agrmt; Affirming the Proj's Compliance With the NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2024-286-E to Authorize a Large Scale Economic Dev Fund Grant, Which is Limited to a Max of \$600,000 & a Min of 50 New Jobs; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by CM White) (Co-Sponsors CMs Johnson & Carrico)
6/11/24 CO Introduced: R, F
6/17/24 R Emergency/Amend/Approve 7-0
6/18/24 F Emergency/Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

EMERGENCY/AMEND/APPROVE

Aye: 6 - Howland, White, Arias, Carrico, Gaffney Jr. and Lahnen

Excused: 1 - Pittman

Phillip Peterson explained the request for the emergency which was approved unanimously via a voice vote. Mr. Peterson explained the amendment which was approved unanimously via a voice vote. Vice President White explained that this is the third site this developer has proposed for this project after a long and costly process. Ed Randolph of the OED said the project has a very good return on investment as the result of a large capital investment and the developer is threatening to choose another county for the project if this site fails. Council Member Johnson said the other proposed sites were problematic for several reasons, but he wants to keep the project in Jacksonville at the new site which he sees as a win for the Westside. Council Member Carrico, Chair of the LUZ Committee, noted the long and tortured history of this project and asked to be added as a co-sponsor. Council Member Lahnen asked when the grant would be paid; Mr. Randolph said on commencement of construction. Council Member Arias thanked the company for remaining committed to doing the project in Jacksonville and suggested increasing the grant to \$2M to compensate the company for all its expenditures on this project to date.

Vice President White said the company will be withdrawing its appeal of the Planning and Development Department Director's interpretation of the Zoning Code with regard to this project. Attorney Jason Gabriel representing the company confirmed they will be withdrawing the challenge. Mr. Gabriel also asked for a clarification in the wording of the agreement to reflect a land lease versus ownership by the developer, which may already have been covered in the Council Auditor's marked amendment. Chairman Howland suggested that the developer work with OED on other potentially available funding opportunities. Council Member Carrico suggested the addition of a JSEB or local preference provision. Mr. Gabriel said there already is an aspirational JSEB goal in the agreement.

AMENDMENT

- 1. Clarify that New Jobs must be created by 12/31/30**
- 2. Clarify that the waiver of the PIP is, in part, because the required New Jobs is less than 50**
- 3. Clarify that eligible private capital investment is estimated at \$82,750,000**
- 4. Attach Revised Exhibit 1 (Project Summary) to reflect eligible private capital investment and correct Scrivener's**
- 5. Place Revised EDA on file to reflect eligible private capital investment and correct Scrivener's**
- 6. Correct Scrivener's**

Project Location – 5902 Sportsman Club Rd., 32219

Incentive Provided –

- \$1,500,000 Large Scale Economic Development Grant**
- Agreement directs disbursement of City funds in an advanced nature. Disbursement date of City funds is not specified but could be as early as 4 years prior to the Capital Investment requirement and 6 years prior to the Job Creation requirement.**
- Requirements for disbursement include execution of a 10-year lease and expenditure of \$750,000 on design and engineering**

Performance Schedule –

- Complete Construction on or before 12/31/28**
- Creation of 20 New Jobs within 2 years of completed construction**

Number of Jobs to be Created – 20 (average annual salary of \$63,670)

Eligible Capital Investment - \$82,750,000

OED has calculated an ROI of 5.33 for this project

Waiver of the Public Investment Policy (PIP) to allow for an LSEDF grant amount in excess of \$600,000 and required creation of less than 50 jobs

The nature of the emergency is that the Company is currently undertaking efforts to secure and prepare the Project Parcel

AUDITOR CONCERN

- The entire grant of \$1.5 million is being disbursed prior to project completion. If the developer does not meet its obligations of the Agreement, the City would have to pursue the clawback of the grant.**

29. [2024-0462](#) ORD Approp \$5,000 from a Designated Contingency Acct to the Subsidies & Contributions to Private Org Acct to Provide Funding to Imperfect People Center, Inc., for Health & Awareness Workshops That Address Critical Health Issues in Duval, as Described Herein; Invoking the Exemption in Sec 126.107(g) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With Imperfect People Center, Inc.; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Imperfect People Center, Inc.; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & Imperfect People Center, Inc. for the Prog; Prov for Oversight by the Grants & Contracts Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Johnson)
6/11/24 CO Introduced: R, F
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

30. [2024-0463](#) ORD Transferring \$110,225.00 from the General Fund - SERE Registration - Other General Governmental - Salaries Part Time Acct (513060) to Various Other Accts Within the Same Activity to Fund Salaries & Benefits for 2 New FT Positions Within the SOE Office; Apv Positions (R.C. 24-134) (B.T. 24-105) (Dillard) (Req of Mayor)
6/11/24 CO Introduced: R, F
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

31. [2024-0464](#) ORD Approp \$500,000.00 from Investment Pool Earnings to Pay for the Purchase of Recycle Carts & for Necessary Temporary Labor Expenses Related to Residential Solid Waste Collections in FY 23-24 (B.T. 24-118) (Dillard) (Req of Mayor)
6/11/24 CO Introduced: F, TEU
6/18/24 F Read 2nd & Rerefer
6/18/24 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

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32. [2024-0465](#) ORD Approp \$1,278,372.79 Including \$28,372.79 from Loss Deductible Revenue & a Transfer of \$1,250,000.00 Within the Public Bldgs Allocations Fund for Deferred Maintenance Needs at Various City Facilities (B.T. 24-119) (Dillard) (Req of Mayor)
6/11/24 CO Introduced: F, TEU
6/18/24 F Read 2nd & Rerefer
6/18/24 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

33. [2024-0466](#) ORD Approp \$785,000 from the General Fund - GSD Property Tax Acct to the General Fund Operating Subsidies & Contributions to Private Org Acct to Provide Funding to Goodwill Industries of North Florida, Inc., for the Building Futures Together - a Goodwill Workforce Training Prog, as More Fully Described Herein; Prov for Carryover to 9/30/25; Invoking the Exemption in Sec 126.107(g) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With Goodwill; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Goodwill; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & Goodwill Industries of North Florida, Inc. for the Prog; Prov for Oversight by the Grants & Contracts Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Johnson) (Co-Sponsor CM Clark-Murray)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

34. [2024-0468](#) ORD Approp \$100,000 from the Safety & Crime Reduction Contingency Acct to a Subsidies & Contributions to Private Orgs Acct for a Grant to Be Made to WriteJustness, LLC, a FL Limited Liability Company, an Org Recommended by the Safety & Crime Reduction Comm to Carry Out Its Mental Health Awareness Initiative; Apv & Auth the Mayor & the Corp Sec to Execute a Grant Agrmt With WriteJustness, LLC; Invoking the Exemption to Sec 126.107(g), Ord Code, to Exempt the Award of the Grant Agrmt from Competitive Solicitation; Waiving Sec 118.201(f)(7), Ord Code, to Allow for Disbursement of an Advance Payment to Grant Recipient; Waiving Sec 118.301 (a)(3)(IV), Ord Fund, to Allow for a Max Amt of \$5,000 to Be Expensed for Costs of Amusements, Social Activities & Incidental Costs Relating Thereto, to Include Refreshments at Events; Prov for Oversight; Req 1 Cycle Emergency Passage (Wilson) (Introduced by CM Johnson) (Co-Sponsor CM Freeman)
 6/11/24 CO Introduced: NCSPHS, R, F
 6/17/24 NCSPHS Emergency/Amend/Approve 5-1 (Gay)
 6/17/24 R Emergency/Amend/Approve 7-0
 6/18/24 F Emergency/Amend/Approve 6-0-1 (Carrico)
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

EMERGENCY/AMEND/APPROVE

Aye: 6 - Howland, White, Arias, Gaffney Jr., Lahnen and Pittman

Abstain: 1 - Carrico

Phillip Peterson explained the request for the emergency which was approved unanimously via a voice vote. Mr. Peterson explained the amendment which was approved unanimously via a voice vote. Council Member Johnson gave an overview of the proposed uses of the funds as recommended by the Safety & Crime Reduction Commission. He noted that the Council has voted to sunset the Commission at the end of the fiscal year. In response to a question from Council Member Arias, Mr. Peterson said that the Council has in the past approved some waivers to allow more than 10% of the funds to be paid in advance rather than as reimbursement. Council Member Carrico asked about the potential for a voting conflict due to a relationship his employer has with this grant recipient. Mary Staffopoulos said that it did not appear on its face to be a likely conflict, but she would investigate with the Ethics Office by next week. Mr. Carrico announced that he would be abstaining from the vote in an abundance of caution.

AMENDMENT

1. Place Revised Grant Agreement on file to clarify reporting requirements, limit administrative budget amendments to 10% per line-item and include budget form
2. Correct Scrivener's

- Grant recipient will coordinate and lead a mental health awareness initiative in the City
- Waiver of Section 118.201(f)(7) to allow for an advance greater than 10%. The Grant Agreement authorizes a \$50,000 lump sum advance for advertising, printing, and other "hard" costs and deliverables of the campaign.
- Waiver of Section 118.301(a)(3)(iv) to allow for grant funds up to a maximum of \$5,000 to be expensed for costs of amusements, social activities and incidental costs relating thereto, such as meals and beverages
- The nature of the emergency is that the Commission desires a summer launch to coincide with the mini-grant programs

AUDITOR CONCERN

- Half of the grant is being advanced to the recipient. If the grant recipient does not comply with the terms of the grant, the City would have to pursue the clawback of the grant.

35. [2024-0469](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver an Agrmt btwn the City of Jax & the City of Atlantic Beach for the Coordination & Provision of Fire & Rescue Protection Svcs to Atlantic Beach; Prov for Oversight by the JFRD (Wilson) (Req of Mayor)
6/11/24 CO Introduced: NCSPHS, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

36. [2024-0470](#) ORD Approp \$845,350.00 in Grant Funding from the US Dept of Energy (USDOE) Energy Efficiency & Conservation Block Grant Prog to Fund JEA's Restore, Repair & Resiliency Prog, Said Funds to Support Efforts to Conduct Energy Audits & Weatherization Repairs that Lower Energy Bills for Up to 110 Low Income Residents of Jax; Prov for Oversight by the Neighborhoods Dept (B.T. 24-116) (Wilson) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
6/11/24 CO Introduced: NCSPHS, F, TEU
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/18/24 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

37. [2024-0475](#) ORD Approp \$310,713.50 from the Council President’s Designated Contingency to the Mental Health Offender Prog (MHOP) to Pay for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc. (Sulzbacher) for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders Through the MHOP; Prov for Carryover to 9/30/25; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Svcs Contract btwn the City & I.M. Sulzbacher Center for the Homeless, Inc. for the Provision of Svcs for the MHOP; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Sulzbacher; Prov for Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Miller)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

38. [2024-0476](#) ORD Approp \$154,100 from the Council President’s Designated Contingency to the Subsidies & Contributions to Private Org Acct for Mayport Waterfront, Inc., d/b/a Mayport Waterfront Partnership (MWP), to Provide Funding to Support Various Activities & Initiatives by MWP Related to Restoration of Mayport as a “Working Waterfront”; Prov for Carryover to 9/30/25; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & Mayport Waterfront, Inc. for Svcs Related to Restoration of Mayport as a Working Waterfront; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With MWP; Prov for Oversight by the OED (Staffopoulos) (Introduced by CMs Salem & Diamond) (Co-Sponsor CM Miller) (JWC Apv)
6/11/24 CO Introduced: NCSPHS, R, F, JWC
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

39. [2024-0477](#) ORD Approp \$125,000 from the Council President's Designated Contingency to the General Fund Operating Subsidies & Contributions to Private Orgs Acct to Provide Add'l Funding to Downtown Vision, Inc. (DVI) for the Downtown Ambassadors Prog; Prov for Carryover to 9/30/25 (Lopera) (Introduced by CM Carlucci)
6/11/24 CO Introduced: NCSPHS, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

Chairman Howland said the Finance Committee did a great job this year funding the Sheriff's Office, reviewing the CIP, considering pay-as-you-go funding when possible, establishing a stadium funding reserve account, applying a razor focus to use of reserves, crafting a strategic plan, processing CIP revisions, etc. He felt the committee exerted great vigilance over the taxpayers' dollars. He expressed his thanks to the Council Auditor's staff, the Office of General Counsel, and other staff who assisted the committee during the year. Council Member Carrico thanked the Chair for his leadership and the committee's good work.

NOTE: The next regular meeting will be held Tuesday, July 16, 2024.

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

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Jeff Clements - Council Research Division
jeffc@coj.net 904-255-5137
Posted 6.20.24 8:00 a.m.