

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, January 17, 2023

2:00 PM

Council Chamber, 1st Floor, City Hall

Rules Committee

Michael Boylan, Chair

Nick Howland, Vice Chair

Danny Becton

Rory Diamond

Al Ferraro

Sam Newby

Brenda Priestly Jackson

Legislative Assistant: Steven Libby

Council Auditor's Office: Trista Carraher

Council Research: Colleen Hampsey

Office of General Counsel: Carla Lopera

Administration: Rachel Zimmer

Meeting Convened: 2:01 PM

Meeting Adjourned: 3:01 PM

Present: 7 - Chair Michael Boylan, Vice Chair Nick Howland, Council Member Danny Becton, Council Member Rory Diamond, Council Member Al Ferraro, Council Member Sam Newby and Council Member Brenda Priestly Jackson

Attendance:

Item/File No. Title History

- 1. [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
 1/17/23 R Withdraw 7-0
 1/18/23 F Withdraw 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

WITHDRAW

CM Priestly Jackson explained why this bill should be withdrawn, due to the court's redistricting outcome/new map. CMs Diamond and Newby spoke in support of the Rules Committee's redistricting process.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

2. [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

3. [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
 1/17/23 NCSPHS Amend/Approve 6-1 (Cumber)
 1/17/23 R Amend/Approve 7-0
 1/18/23 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

AMEND/APPROVE

Dr. Kelley, DIA, gave an overview of this project that includes new construction and historical building renovation. He said that 3 of 4 foreclosure actions have been remedied. When asked, Mr. Diebenow said that affordable housing units are not a part of this project due to financial lender limitations.

CM Diamond explained his support for REV grants, in that they provide tax relief for projects that in turn increase property tax revenue for the City.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

NCSPHS AMENDMENT

1. **Correct scrivener's errors**
2. **Include standard REV Grant authorization language within bill**
3. **Attach revised Exhibit 1 to include missing DIA resolutions**
4. **Place revised agreement on file to:**
 - a. **Correct scrivener's errors**
 - b. **Correct base year value for REV Grant**
 - c. **Include deadlines for execution of the agreement (within 30 days of the bill effective date) and financial closing (within 60 days of the effective date of the agreement)**

CONCERN

Foreclosure action was filed against the developer (through its related entities) in June 2022 for two of the four properties comprising the New Construction Parcel and has not been resolved.

4. [2022-0877](#) RESO Confirm the Appt of Donovan J. Bradley as a Member of the Taxation, Revenue & Utilization of Expenditures (TRUE) Commission, Pursuant to Ch 57, Ord Code, for a Partial Term Ending 6/30/24 (Hampsey) (Introduced by CP Freeman) (Co-Sponsor CM Howland)
11/22/22 CO Introduced: R
12/5/22 R Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer

DEFER

This item was deferred due to the absence of the appointee.

APPOINTMENT**AMENDMENT**

Include name of individual being replaced

5. [2022-0879](#) RESO Appt Dr. Lori Bilello as a Member of the Health Planning Council of Northeast Florida, Inc., Replacing Dr. Thomas Burnakis as a "Provider", Pursuant to Sec 408.033, F.S., for a 1st Full Term Exp 9/30/24 (Hampsey) (Introduced by CP Freeman) (Co-Sponsor CM Salem)
11/22/22 CO Introduced: R
12/5/22 R Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

6. [2022-0905](#) ORD Auth the Mayor, or His Designee, to Execute an Economic Development Agrmt Btwn the City & Springfield MF Partners, LLC, (“Developer”) to Support the Development by Developer of an ± 202-Unit Apartment Community Located Generally at 33 1st St W., 1148 Main St N., & 1100 Main St N., in the City of Jax; Auth a 75%, 15 Yr REV Grant in the Max Amt Not to Exceed \$5,500,000 in Connection with the Construction of the Improvements; Apv & Auth a Completion Grant in the Amt of \$2,000,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of Those Portions of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, Which Would Require That in Order for a Proj to Receive a REV Grant the Company Must be in a Targeted Industry & Create 10 New Full-Time Jobs at Greater Than or Equal to 100% of the State of FL Average Wage, & To Auth a Completion Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)
 12/13/22 CO Introduced: NCSPHS, R, F
 1/3/23 NCSPHS Read 2nd & Rerefer
 1/3/23 R Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 NCSPHS Amend/Approve 7-0
 1/17/23 R Amend/Approve 7-0
 1/18/23 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

AMEND/APPROVE

Mr. Wendland provided background on this project. CM Diamond explained his support for REV grants, in that they provide tax relief for projects that in turn increase property tax revenue for the City.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

AMENDMENT

- 1. Attach project summary as new exhibit**
- 2. Place revised economic development agreement on file to:**
 - a. Correct Project Coordinator to OED**
 - b. Clarify that RE numbers and base value are subject to change based on final consolidation of the project parcels**
 - c. Include applicable conditions to disbursement for the second payment of the Completion Grant**
 - d. Revise default provisions to 1) clarify City is not obligated to make Completion Grant payments in the event reporting requirements are not met and 2) include a 5 year clawback on the Completion Grant**
 - e. Correct scrivener's errors**

- Authorizes a \$5.5 million 75%/15-year REV Grant and \$2.0 million Completion Grant to Springfield MF Partners, LLC for construction of a 202-unit market-rate apartment community located generally at 33 1st St. W., 1148 Main St. N., and 1100 Main St. N.**
- The development will consist of a mix of studio, 1-, and 2-bedroom units, approximately 6,000 sq. ft. of commercial retail or restaurant use, a rooftop commercial facility, and a parking garage**
- The Completion Grant will be made in two payments of \$1.0 million with the first payment made at project completion and the second payment made one year after substantial completion**
- OED has estimated an ROI of 1.01 based on a 15-year term**

- Waives the Public Investment Policy in order to authorize 1) a Completion Grant, which is not a defined incentive within the Policy and 2) a REV grant for a project which is not in a Targeted Industry Category and does not create at least 10 new jobs.**

COMMENT

This is the second housing related development incentive proposed by OED in the past three months. The first project (Madison Palms – Vestcor) authorized a \$5.0 million loan for the construction of 240 units of affordable housing. Given that there is no formal evaluation criteria or incentive structure for housing related developments within the Public Investment Policy, the Council may want to consider developing criteria to maintain some level of consistency as housing continues to be a topic of much discussion.

7. [2022-0911](#) RESO Appt Jitan Kuverji, a Duval County Resident, as a Member of the Duval County Tourist Development Council, Replacing Jeffrey Truhlar as a Rep of the Tourist Accommodation Industry, Pursuant to Ch 70, Ord Code, & Sec 125.0104, F.S., for a 1st Full Term Ending 6/30/26 (Hampsey) (Introduced by CP Freeman) (Co-Sponsor CM Becton)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE**CM Becton spoke in support of the appointee.****APPOINTMENT**

8. [2022-0912](#) RESO Conf the Sheriff's Appt of Brian E. Kee, as Director of Personnel & Professional Standards, in the Office of the Sheriff, Pursuant to Sec 37.110 (b), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsor CMs Boylan, Becton, Howland, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE**CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.****Aye:** 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson**APPOINTMENT**

9. [2022-0913](#) RESO Conf the Sheriff's Appt of Jaime L. Eason, as Chief of Patrol Division, in the Office of the Sheriff, Pursuant to Sec 37.105 (c) (2), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Boylan, Howland, Becton, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE**CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.**

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

10. [2022-0914](#) RESO Conf the Sheriff’s Appt of Chris M. Brown, as Chief of Professional Standards Division, in the Office of the Sheriff, Pursuant to Sec 37.110 (c) (2), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Boylan, Howland, Becton, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE

CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

11. [2022-0915](#) RESO Confirm the Sheriff’s Appt of Mark E. Romano, as Chief of Investigations Division, in the Office of the Sheriff, Pursuant to Sec 37.109 (c) (1), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Boylan, Howland, Becton, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE

CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

12. [2022-0916](#) RESO Conf the Sheriff's Appt of Joshua Benoit, as Chief of Programs & Transitional Services Division, in the Office of the Sheriff, Pursuant to Sec 37.107 (c) (3), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Boylan, Howland, Becton, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE

CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

13. [2022-0917](#) RESO Conf the Sheriff's Appt of David S. Coarsey, as Director of Investigations & Homeland Security, in the Office of the Sheriff, Pursuant to Sec 37.109 (b), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer

DEFER

14. [2022-0918](#) RESO Conf the Sheriff's Appt of Jennifer G. Short, as Chief of Patrol Support Division, in the Office of the Sheriff, Pursuant to Sec 37.105 (c) (3), Ord Code; Prov for a Retroactive Appt & Confirmation (Lopera) (Introduced by CP at Req of Sheriff) (Co-Sponsors CMs Boylan, Howland, Becton, Diamond, Ferraro, Newby & Priestly Jackson)
12/13/22 CO Introduced: R
1/3/23 R Read 2nd & Rerefer
1/10/23 CO Read 2nd & Rerefer
1/17/23 R Approve 7-0

APPROVE

CMs Boylan, Priestly Jackson, Becton, Diamond, Ferraro, Howland and Newby asked to be included as co-sponsors.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

APPOINTMENT

15. [2022-0920](#) ORD re the Cultural Svcs Grants Allocated by Cultural Council of Greater Jacksonville, Inc., to Cathedral Arts Project, Inc., Jacksonville Arts & Music School Inc., Players by the Sea, Inc., & the Jacksonville Children’s Chorus, Inc. (Collectively, the “Agencies”), in FY 21-22 Pursuant to Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code; Prov Forgiveness to the Agencies for Non-Compliance with the Individual Bank Account Requirement in Sec 118.609 (Restrictions for Use of Cultural Service Grants), Pt 6 (Cultural Services Grant Program), Ch 118 (City Grants), Ord Code; Auth the Council Auditor to Remove the Agencies from the Ch 118 Non-Compliance List; Prov for City Oversight by the Office of Grants & Contract Compliance (Hodges) (Introduced by CP Freeman)
 12/13/22 CO Introduced: R, F
 1/3/23 R Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 R Approve 7-0
 1/18/23 F Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

APPROVE

Ms. Donovan, Cultural Council, explained this bill and how the organizations made it on to the non-compliance list. The four named agencies participated in a new capital grants program in FY21-22 and inadvertently violated the separate bank account requirement by not keeping those capital funds in separate bank accounts. She noted that thusly the instructions for capital funds have been clarified for grant applications so that going forward other organizations do not make the same mistake. This bill removes the agencies from the Council Auditor’s Chapter 118 non-compliance list so that they will again be eligible to receive their Cultural Service Grant allocations for this fiscal year, with no penalization in future years.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

Scrivener’s

Pg. 2, line 22, strike “tranfer” and insert “transfer”

- Removes Cathedral Arts Project, Jacksonville Arts and Music School, Players by the Sea, and The Jacksonville Children’s Chorus from the Chapter 118 Non-Compliance List**
- Organizations were placed on the Non-Compliance list on December 19, 2022, due to non-compliance with Code Section 118.609, which requires that Cultural Service Grant funds be kept in a separate bank account**

16. [2023-0020](#) ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber)
 1/10/23 CO Introduced: NCSPHS, R, F, TEU
 1/17/23 NCSPHS Read 2nd & Rerefer
 1/17/23 R Read 2nd & Rerefer
 1/18/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

17. [2023-0021](#) ORD Approp Home Investment Partnership Grant Prog - American Rescue Plan of 2021 (Home-ARP) Grant Funds in the Amt of \$12,060,074 From the U.S. Dept of HUD to Prov Housing, Svcs & Shelter to Individuals Experiencing Homelessness & Other Vulnerable Populations; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute a Forgivable Loan Agrmt with I.M. Sulzbacher Center for the Homeless, Inc. for the Development of Affordable Housing, & Any & All Docs Necessary to Effectuate the Intent of This Ord; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with Sulzbacher; Prov for Oversight by the Neighborhoods Dept, Housing & Community Dev Div; Req 1-Cycle Emergency Passage (B.T. 23-031) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Carlucci)
1/10/23 CO Introduced: NCSPHS, R, F
1/17/23 NCSPHS Emergency/Amend/Approve 7-0
1/17/23 R Emergency/Amend/Approve 7-0
1/18/23 F Emergency/Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

EMERGENCY/AMEND/APPROVE

Cindy Funkhouser, Sulzbacher, explained the purpose of the grant funds that will be disbursed to Sulzbacher in the form of a forgivable loan for construction of an affordable housing project to be known as the Sulzbacher Enterprise Village - approximately 100 units of multi-family residential housing for individuals experiencing homelessness with other wrap-around and supportive services. She also talked about the breadth of the affordable housing crisis in Jacksonville.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

AMENDMENT

1. Correct entity name in Section 3
2. Clarify reason for emergency
3. Correct scrivener's errors

- Authorizes a forgivable loan in the amount of \$12,000,000 to the I.M. Sulzbacher Center for the Homeless ("Sulzbacher") for the development of the Sulzbacher Enterprise Village which will consist of approximately 100 units of rental housing for chronically homeless individuals
- The rental units will be occupied by households whose annual incomes do not exceed 60% of the Area Median Income for Duval County
- Sulzbacher will not be obligated to make any principal or interest payments provided there is no uncured default
- The loan will be forgiven at the later of 1) 5% annually for each year of documented compliance with the affordable and permanent supportive housing requirements beginning 12 months after the issuance of the certificate of occupancy or 2) September 30, 2046
- The project must be completed by September 30, 2025
- The City will retain \$60,074 for administrative costs
- Res. 2022-816-A authorized the issuance of JHFA bonds in an amount not to exceed \$16,000,000 for the Sulzbacher Enterprise Village project

- Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to allow for a direct contract with Sulzbacher

18. [2023-0025](#) ORD Amend the JEA FY 21-22 Budget; Amend Ord 2021-504-E (The City of Jax Budget Ord) By Amend Schedule C (JEA Consolidated Operating Budget) & Schedule D (JEA Consolidated Capital Budget) to Reflect Revenues Exceeding the Apvd JEA Budget for FY 21-22 (Staffopoulos) (Introduced by CP at Req of JEA)
- 1/10/23 CO Introduced: R, F
- 1/17/23 R Read 2nd & Rerefer
- 1/18/23 F Read 2nd & Rerefer
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

- 19. [2023-0026](#) ORD Approp Grant Funds in the Amt of \$400,000.00 From the U.S. Dept of Justice, Office For Victims of Crime, to Fund the 2022 Jax Victims Svcs Grant, a New Iteration of the AccessJax Community Collaboration Proj, to be Used For Improving & Expanding the Availability of Accessible Victim-Centered, Trauma-Informed Svcs For Certain Victims of Crime; Prov For Carryover of Funds; Auth a Social Svcs Specialist Position Within the JSO; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver Agrmts With 2 of the City’s Sub-Grantees, Opportunity Dev, Inc. d/b/a Center for Independent Living Jacksonville & Hubbard House, Inc., For the Provision of Svcs For the AccessJax Community Collaboration Proj; Invoking the Exemption in Sec 126.107 (G), Ord Code, to Allow For Direct Contracts With Center For Independent Living Jacksonville & Hubbard House, Inc.; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Ord Code; Prov for City Oversight by the Parks Recreation & Community Svcs Dept, Social Svcs Div (B.T. 23-050) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
 1/10/23 CO Introduced: NCSPHS, R, F
 1/17/23 NCSPHS Read 2nd & Rerefer
 1/17/23 R Read 2nd & Rerefer
 1/18/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

- 20. [2023-0029](#) RESO Commending Vijay & Qass Singh Upon Their Victory in the 2022 PNC Championship (Hampsey) (Introduced by CP Freeman) (Co-Sponsors CMs Diamond & Becton)
 1/10/23 CO Introduced: R
 1/17/23 R Approve 7-0

APPROVE

CM Diamond asked to be added as a co-sponsor.

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

- 21. [2023-0030](#) RESO Honoring the Public Service & Mourning the Passing of Bryan Mosier (Hampsey) (Introduced by CMs Carlucci, Howland, Diamond, Becton, Bowman, Boylan, Carrico, White, Freeman, Salem, Ferraro, Clark-Murray, Morgan, Pittman, Cumber, Gaffney, Jr., DeFoor, Newby, & Priestly Jackson)
 1/10/23 CO Introduced: R
 1/17/23 R Approve 7-0

APPROVE

Aye: 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

22. [2023-0031](#) RESO Honoring & Congratulating the Regency Square Branch Library on the Occasion of its 50th Anniversary of Service to the Community (Clements) (Introduced by CM Morgan) (Co-Sponsors CMs Diamond, Priestly Jackson & Becton)
1/10/23 CO Introduced: R
1/17/23 R Approve 7-0

APPROVE**CMs Diamond and Priestly Jackson asked to be added as co-sponsors.****Aye:** 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

23. [2023-0032](#) RESO Honoring & Commemorating the Life & Accomplishments of Reverend Garry L. Wiggins, Pastor of Evangel Temple (Clements) (Introduced by CM Morgan) (Co-Sponsors CMs Clark-Murray, Diamond, Newby & Becton)
1/10/23 CO Introduced: R
1/17/23 R Approve 7-0

APPROVE**CMs Diamond and Newby asked to be added as co-sponsors.****Aye:** 7 - Boylan, Howland, Becton, Diamond, Ferraro, Newby and Priestly Jackson

24. [2023-0033](#) ORD-MC Concerning the Executive Reorganization (Reorg) of the City of Jacksonville's Office of Grants & Contract Compliance, Finance & Admin Dept; Approp \$152,780.00 to Effectuate the Reorg; Prov for an Executive Reorg Concerning the Office of Grants & Contract Compliance, Finance & Admin Dept & a Statement of Plan Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Repealing & Replacing Pt 9 (Office of Grants & Contract Compliance), Ch 24 (Finance & Administration Department), Ord Code; Creating a New Pt 9 (Grants & Contract Compliance Division), Ch 24 (Finance & Administration Department), Ord Code: Amend Sec 80.104 (Organization & Proceedings), Ch 80 (Public Service Grant Council), Ord Code; Amend Sec 118.104 (Definitions), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code; Amend Sec 118.803 (Grants Administrator; Responsibilities) & 118.807 (Review, Evaluation & Scoring of Applications by PSG Council), Pt 8 (Public Service Grants), Ch 118 (City Grants), Ord Code; Auth Position, Resulting from this Reorg; Providing for Purpose; Providing for Codification Instructions (B.T. 23-037) (R.C. 23-066) (Hodges) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: R, F
1/17/23 R Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

25. [2023-0034](#) RESO Conf the Mayor's Appt of Dr. Saralyn Grass, as Chief of Grants & Contract Compliance Div of the City of Jax, Pursuant to Sec 24.902 (Division Chief), Pt 9 (Grants & Contract Compliance Division), Ch 24 (Finance & Administration Department), Ord Code; Prov for Conditional Confirmation (Wilson) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: R
1/17/23 R Read 2nd & Rerefer

READ 2ND & REREFER

Public Comment:

Carnell Oliver spoke about the JSO budget and criminal justice reform.

Council Auditor's Office - Bill 2022-841: 404 Julia Street

Central National Bank "CNB" Improvements

- Minimum of 30 residential units and 5,500 sq. ft. commercial/retail space on the ground floor, including 3,200 sq. ft. gross leasable space
- Total development costs of \$14,267,875 and total construction budget of \$9,920,625

City Funding for CNB Improvements - Total DPRP Loans of \$5,814,697:

- CCR Forgivable Loan - \$2,303,348
- HPRR Forgivable Loan - \$2,261,349
- Deferred Principal Loan - \$1,250,000

New Construction Improvements

- Multifamily residential development with a minimum of 100 units
- Structured parking facility with a minimum of 440 spaces
 - Subject to a Restrictive Covenants and Parking Rights Agreement reserving 90 parking spaces for City use, including 30 spaces reserved on the ground floor for JFRD, for a term of 50 years
- Total construction budget of \$33,956,210

City Funding for New Construction Improvements

- 15-year, 50% Market Rate Multi Family Housing REV Grant of \$2,670,000
- Parking Garage Grant of \$1,800,000 paid upon completion of the Improvements, which represents the City's purchase of 90 parking spaces at the request of the City and not an incentive to the Developer
- City will share in the annual maintenance and operating costs of the parking garage, capped at a maximum of \$54,000 annually (\$600 per parking space)

Project Timeline

- Commence construction of the Improvements within 6 months of effective date
- Complete construction of the Improvements within 24 months of commencement

Clawbacks

- Withholding of City funds if reporting requirements are not met or taxes are not paid
- DPRP funding is subject to repayment if the property is sold within 5 years of disbursement (HPRR and CCR Loans) or 10 years of disbursement (Deferred Principal Loan)
- If by the Completion Date, the developer fails to invest the amounts listed below for the New Construction Improvements, the REV grant will be reduced by the corresponding amount:
 - Fails to invest at least \$33,956,210 - REV grant reduced proportionately
 - Fails to invest at least \$30,560,589 - REV grant is terminated and repaid to the City

ROI

- DIA has calculated ROIs of 0.53 (CNB) and 2.0 (New Construction) over a 20-year period
- The Parking Garage Grant is not included as an Incentive in the New Construction ROI calculation as this represents the City's purchase of 90 parking spaces

Concern

Foreclosure action was filed against the developer (through its related entities) in June 2022 for two of the four properties comprising the New Construction Parcel and has not been resolved.

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

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 1.18.23 5:00 pm