

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, June 16, 2020

9:30 AM

Virtual Meeting

## Finance Committee

*Aaron Bowman, Chair*

*LeAnna Cumber, Vice Chair*

*Randy DeFoor*

*Terrance Freeman*

*Tommy Hazouri*

*Ju'Coby Pittman*

*Ron Salem, Pharm. D.*

*Legislative Assistant: Ladayija Nichols*

*Legislative Assistant: Sharonda Davis*

*Council Auditor: Kyle Billy*

*Chief of Research: Jeff Clements*

*Deputy General Counsel: Peggy Sidman*

*Administration: Rachel Zimmer*

*Asst. Council Auditor: Kim Taylor*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Meeting Convened: 9:31 AM**

**Meeting Adjourned: 1:06 PM**

Attendance: Council Members Aaron Bowman (Chair), LeAnna Cumber, Randy DeFoor, Terrance Freeman, Tommy Hazouri, Ju'Coby Pittman, Ron Salem

Also: Council Members Matt Carlucci, Rory Diamond, Sam Newby, Randy White, Danny Becton, Garrett Dennis; Peggy Sidman, Paige Johnston, Jason Teal, Kealey West and Tiffany Pinkstaff – Office of General Counsel; Jeff Clements and Yvonne Mitchell – Council Research Division; Kyle Billy, Kim Taylor, Phillip Peterson, Brian Parks and Trista Carraher - Council Auditor's Office; Crystal Shemwell and Ladayija Nichols – Legislative Services Division; Stephanie Burch – Mayor's Office; Joey Greive, Angela Moyer and Teresa Eichner – Finance and Administration Department; John Pappas – Public Works Department; Greg Pease – Procurement Division; Steve Cassada, Eric Grantham and Melanie Wilkes – Council Support Services; Kirk Wendland – Office of Economic Development; Lillian Graning – Tourist Development Council

**Council Auditor Kyle Billy to discuss audit follow-ups**

Council Auditor Kyle Billy discussed several recently released audit follow-ups:

- Report 726B – Follow-Up on Municipal Code and Compliance Division Revenue Audit: the original audit identified 12 issues; 5 were cleared at first follow-up, 2 more have been cleared by this follow-up, and 3 issues still remain – excess computer access rights, improper segregation of duties, and tax lien database interface issues and potential for data manipulation. The Code Compliance Division will be doing an RFP for a new data system in the near future.
- Report 740B – Follow-Up on Information Technologies Billing Audit: the original audit identified 18 issues; 13 were corrected at first follow-up and the remaining 5 issues have now been closed out so the audit is complete.
- Report 777A – Follow-Up on JEA Payroll Audit: the original audit identified 9 issues; the follow up found 5 issues cleared and 4 remain – excessive computer access rights, more supervisor review needed of changes to payroll, excessive manual processing for step pay increases. JEA says this system is outdated and will be replaced in the next few years. The Auditor's Office will not follow up now but will go back and re-audit after the system is replaced.
- Report 781A – Follow-Up on Animal Care and Protective Services Division Audit: the original audit identified 13 issues; 8 were cleared and 5 remain – cash handling SOP, access rights, timeliness of payments, instances of duplicate payments, internal SOPs drafted but not officially adopted.
- Report 787A – Follow-Up on Compensation and Benefits Division Audit: the original audit identified 16 issues; 9 issues were cleared and 7 remain – eligibility issues for dependents, improve accuracy of reports, issues collecting premiums from employees who keep City insurance after retirement, pre-tax vs. post-tax recording of certain types of transactions, small overpayments to a vendor.

**Debt Affordability Study Discussion**

CFO Joey Greive reported that the news is good in the annual baseline debt affordability report, which does not take into account any new debt, but does cover previously approved but not yet issued bonds. All metrics are in good shape and improving over the last 5 years. City finances are strong and the City is well positioned to deal with the expected economic downturn caused by the COVID-19 pandemic. The City has a AA- rating on most debt issuances. Another debt report will come out with the proposed budget next month reflecting proposed new CIP projects. Assistant Council Auditor Kim Taylor agreed that all debt targets have been achieved or exceeded.

**Presentation on Local Option Gas Tax**



Chairman Bowman said a presentation will be made by the Jacksonville Civic Council comparing Jacksonville to other large Florida jurisdictions on taxes, then the Council Auditor's Office will give a history of gas tax collections, then JTA will present on its use of gas tax for its projects, then City officials will comment on their use of gas tax revenues.

Jeanne Miller – Jacksonville Civic Council: Jacksonville is facing unprecedented times and she expressed thanks to the Finance Committee for doing good work dealing with the emergency issues. The Civic Council has been studying 2 big issues – education and public finance. Jacksonville is hard to compare with other governments because of our consolidated government structure. The Council has hired academics from Jacksonville University's Public Policy Institute and the University of North Florida to do an analysis to get fair comparisons on a per capita basis for all kinds of financial measures between Jacksonville and other major Florida cities and counties. She prefaced her remarks by saying that you can't run a business or a city on the cheap – you need to spend what it costs to have the quality of life you want to have. The analysis compares Jacksonville with the largest city in the largest counties in Florida on combined revenues and expenditures. Jacksonville ranks lowest in total per capita revenue of the 8 cities/counties studied. Jacksonville has the lowest millage rate but also generates the lowest revenue per mill due to property values and has the second lowest taxable value per capita. Jacksonville has the fourth highest sales tax of the 8 jurisdictions. Jacksonville also has the lowest per capita revenue from permits, fees and special assessments. Jacksonville has an ordinance (106.112) requiring the City to collect only 80-85% of the full cost of solid waste collection, stormwater, and other user fee functions unlike other jurisdictions that treat them as fully self-funded enterprise funds. Jacksonville collects the lowest TDC bed tax revenue of the jurisdictions studied. Jacksonville spends the least on transportation on a per square mile basis because we're such a large land mass. Jacksonville has a 6 cent gas tax. JEA's utility contribution to the City per capita is low compared to what other counties receive from their utilities. Jacksonville's general government spending (overhead) is the lowest of the studied jurisdictions. Jacksonville's net position (assets vs. liabilities) per capita is very low. Several revenue options are still available to Jacksonville: millage increase; extension of the local option gas tax for 10 years, increasing the local option gas tax.

Phillip Peterson – Council Auditor's Office: the local option gas tax is in 3 parts: 1-6 cents available in all counties statewide levied by the state (5 cents of Jacksonville's 6 cents goes to JEA); 1-5 cent tax (31 counties don't levy, doesn't apply diesel fuel); 1 cent (9th cent) gas tax – not levied in Jacksonville.

The 1-6 cent tax is split with the Beaches and Baldwin on a population basis; Jacksonville allocates 80% of its share to roadway maintenance, 20% to bicycle and pedestrian improvements. Jacksonville and St. Johns County levy 6 cents, Baker County 7 cents, Clay and Nassau Counties 12 cents.

The 1-5 tax cent requires 2/3 vote by City Council or a voter referendum - could produce \$23M.

The 9th cent requires 2/3 council vote by City Council or a voter referendum – could produce \$4.9M.

Use of the 1-5 and 9th cent taxes requires notifying the state by October 1st in order to become effective on January 1st of the succeeding year.

1-6 cent tax can be used for construction, maintenance, signage, etc.

1-5 cent tax can NOT be used for routine maintenance.

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Council Member Salem asked if we know who pays what percentage of our gas tax – City residents, neighboring county residents, out-of-town tourists? Jeanne Miller thought JTA would be the best source for that information, maybe by finding out the zip code associated with credit card payments. Mr. Salem also asked if gas tax collections can be determined by council district.

Council Member Cumber asked how long the interlocal agreement with JTA runs and if it can be reopened. Mr. Peterson said it coincides with the length of the local option gas tax. Ms. Cumber said she wants to explore if the agreement can be amended to give the City a larger share and the JTA a smaller share of the current gas tax. Deputy General Counsel Peggy Sidman said she will talk with Ms. Cumber to explore that issue because it differs depending on which of the various gas taxes you're talking about.

Council Member Cumber asked about the average cost of gas now and what impact raising the local option gas tax would have. Ms. Miller said the JCC's study looked at the average cost of gas per year per capita.

Council Member DeFoor said it may be possible to estimate tourist gas purchases by looking at the sales at stations along I-95 and I-10. She's surprised that only \$1 million is allocated to sidewalk construction because our need in that area is so great. Mr. Peterson said the City often spends more than \$1 million in the budget – that's a required minimum. Ms. DeFoor asked which gas taxes can be used for sidewalks. Mr. Peterson said the first 1-6 and 9th cents can, but not the local option 1-5 cents.

Mr. Hazouri asked about the bonding capacity of the local option gas tax. Mr. Peterson said the City does not bond its gas tax revenues; the JTA does bond it for Better Jacksonville Plan projects. City CFO Joey Greive said the City's 5 cents of the LOGT produces \$30-40M annually and he will do some calculations about what that might be bonded to produce. A gas tax bond pledge might produce a little less revenue than the City's general revenue pledge because the gas tax revenue fluctuates with economic conditions.

Jacksonville Transportation Authority – Greg Hayes: JTA has some data on who pays the gas tax (local vs. out of town) but needs to validate that data before it can be used. JTA does not have data on gas tax collections by council district. Mr. Hayes gave a brief history of the local option gas tax in Jacksonville and the City's contract with JTA to share the proceeds through 2036 (1 cent to city, 5 cents to JTA) for JTA's Mobility Works program, which JTA bonded to produce \$100M for BJP projects. Several projects are completed; the last 3 will get underway in the next few months. The COVID-19 restrictions will probably cause a \$5M shortfall in expected LOGT revenue for this year. Because of that volatility JTA's bonding capacity using the revenue will likely be reduced for the next couple of years.

Council Member Salem asked Mr. Hayes to follow up with him on city versus First Coast vs out of town payers of the LOGT. In response to a question from Council Member Cumber about how far out JTA's gas tax projections go, Mr. Hayes said they project to 2050, which Ms. Cumber asked to see.

City of Jacksonville – Joey Greive: Mr. Greive said he will send out information on how the City used its LOGT allocation this year. Public Works Director John Pappas said the City budgeted \$5.35M to new sidewalk construction, \$1.9M to sidewalk repairs and \$1M for paver and other hardscape repairs this fiscal year. Some LOGT funds went to signal timing, new signals, and other safety and capacity improvements.

**Item/File No.****Title History**

1. [2019-0555](#) ORD Auth the Approp of \$1,725,422.19 in funding from the City's General Fund, General Svc. Dist. Fund Balance, in order to provide funding for the repayment by the City of funds received from the State of FL Dept of Environmental Protection, Pursuant to that certain land & water conservation Fund Agreement No.12-00182 btwn the City & the State of FL ("Grant Agreement"), to allow for the future dev of Metropolitan Park; Apv & Auth Mayor & Corp Sec to Exec any Grant Agreemt termination docs & othr agreemts as req by law.  
(B.T. 19-112)(Lotzia)(Req of Mayor)  
8/13/19 CO Introduced: NCSPHS, TEU, F  
8/19/19 NCSPHS Read 2nd & Rerefer  
8/19/19 TEU Read 2nd & Rerefer  
8/20/19 F Read 2nd and Rerefer  
8/27/19 CO PH Read 2nd and Rereferred; NCSPHS,TEU,F  
9/5/19 NCSPHS Meeting Cancelled/Defer  
9/5/19 TEU Meeting Cancelled/Defer  
3/16/20 NCSPHS Meeting Cancelled-COVID-19/ Emergency-No Action  
3/16/20 TEU Meeting Cancelled-COVID-19/ Emergency-No Action  
3/17/20 F Meeting Cancelled-COVID-19/ Emergency-No Action  
3/24/20 CO Meeting Cancelled-COVID-19/Emergency-No Action  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/27/19

**DEFER (At request of the Administration)**

2. [2020-0058](#) ORD Apv & Auth Jax Aviation Authority (JAA) to Withdraw from Risk Mgmt. Insurance Prog. Operated by City of Jax in accordance w/Sec 128.106, Ord Code, Prov for Return of JAA Funds; Prov for Prospective Effec Withdrawal Date. (Sidman) (Req of JAA)  
1/28/20 CO Introduced: TEU, F  
2/3/20 TEU Read 2nd & Rerefer  
2/4/20 F Read 2nd & Rerefer  
2/11/20 CO PH Read 2nd & Rereferred;TEU,F  
3/16/20 TEU Meeting Cancelled COVID-19/Emergency-No Action  
3/17/20 F Meeting Cancelled COVID-19/Emergency-No Action  
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 2/11/20

**DEFER (At request of JAA)**

3. [2020-0107](#) ORD Approp \$497,195.63 from Retained Earnings in Subfund 561 to Subfund 561 Self-Insurance Acct to Return Excess FY 2019 Gen Liability Loss Provision to JAA in Amt of \$9,035.70 & Return Excess Workers' Comp Loss Provision to JAA in Amt of \$488,159.93. (B.T. 20-049) (McCain) (Req of Mayor)  
2/11/20 CO Introduced: TEU, F  
2/18/20 TEU Read 2nd & Rerefer  
2/19/20 F Read 2nd and Rerefer  
2/25/20 CO PH Read 2nd and Rerefered;TEU,F  
3/16/20 TEU Meeting Cancelled COVID-19/Emergency-No Action  
3/17/20 F Meeting Cancelled COVID-19/Emergency-No Action  
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/25/20

**DEFER (At request of JAA)**

4. [2020-0112](#) ORD Auth 5th Amend to Mgmt.Svcs. Agreemt btwn City of Jax & Cecil Field Golf Course, LLC Which: (1) Extends Term of Agreemt for 5 addtn'l Yrs; (2) Eliminates Base Fee & Percentage of Gross Revenues Payable to City in 2020; (3) Revises Pymt Schedule & Percentage of Gross Revenues Going Forward; (4) Deletes Existing Insur & Indemnification Language & Replaces it with New Insur & Indemnification Language; & (5) Updates Applicable Provisions Regarding Public Records Laws; Prov Oversight by Parks Recreation & Community Svcs. Dept. (Johnston) (Introduced by CM's White & Salem)  
2/11/20 CO Introduced: NCSPHS, F  
2/18/20 NCSPHS Read 2nd & Rerefer  
2/19/20 F Read 2nd & Rerefer  
2/25/20 CO PH Read 2nd and Rerefered;NCSPHS,F  
3/16/20 NCSPHS Meeting Cancelled COVID-19/Emergency-No Action  
3/17/20 F Meeting Cancelled COVID-19/Emergency-No Action  
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/25/20

**DEFER (At request of CM White)**



5. [2020-0181](#) ORD Auth Second Amend to Lease Agreement btwn City of Jax & Jax Golf Management, LLC to Waive Annual Rent & Gross Revenue Percentage Payment for Bent Creek Golf Course for 1 Yr to Allow Funds to be Utilized by Jax Golf Management, LLC for Renovations of the Greens; Oversight by Dept of Parks, Recreation & Community Services. (McCain) (Req of Mayor) (Co-Sponsored by CM Hazouri  
3/10/20 CO Introduced: NCSPHS, F  
3/16/20 NCSPHS Meeting Cancelled COVID-19/Emergency-No Action  
3/17/20 F Meeting Cancelled COVID-19/Emergency-No Action  
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
4/6/20 NCSPHS Read 2nd & Rerefer  
4/7/20 F Read 2nd & Rerefer  
4/14/20 CO PH Read 2nd and Rereferred; NCSPHS, F  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –  
3/24/20,4/14/20

**DEFER (At request of the Administration)**

6. [2020-0187](#) Ord Auth Execution of (1) Redev Agreemt btwn the City of Jax & Springfield Lofts, LLC & (2) Loan Documents & Related Documents to Support Redev by Developer an approx. 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St in City of Jax Auth Redev Completion Grant in Amount of \$1,000,000 to Developer Upon Substantial Completion of Proj to be Approp by Subsequent Legislation; Auth Recapture Enhanced Value (REV) Grant in Amt of \$1,000,000 for Duration not to Exceed 10 yrs; Auth Development Loan in Amount of \$1,000,000 w/Term of 20 Yrs in Connection w/Project to be Approp by Subsequent Legislation; Designating OED as Contract Monitor for Agreemt & Related Agreemts; City Oversight of Project by Dept of Public Works & OED; Auth Execution of all Relating to Above Agreemts & Transactions & Auth Technical Changes to the Documents; Prov Deadline for Developer to Execute Agreemts After They are Delivered to Developer; Waiver of that Portion of Public Investment Policy Adopted by Ord 2016-382-E, as Amended which Limits REV Grants to No More than 50% of Tax Increment for Up to 10 Yrs & that Requires Company to Create at least 10 New Full-Time Jobs & to Auth Redev Completion Grant & Development Loan that are not Currently Auth by Public Investment Policy. (Sawyer) (Req of Mayor)  
 3/10/20 CO Introduced: NCSPHS, F  
 3/16/20 NCSPHS Meeting Cancelled COVID-19/Emergency-No Action  
 3/17/20 F Meeting Cancelled COVID-19/Emergency-No Action  
 3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
 4/6/20 NCSPHS Read 2nd & Rerefer  
 4/7/20 F Read 2nd & Rerefer  
 4/14/20 CO PH Read 2nd and Rereferred; NCSPHS, F  
 6/15/20 NCSPHS Amend/Approve 7-0  
 6/16/20 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –  
 3/24/20,4/14/20

Office of Economic Development Director Kirk Wendland described the project which is somewhat unusual for the OED – trying to eliminate a community blighting structure and turn it into an asset. The incentives include a \$1M project completion grant, a \$1M loan and a \$1M REV grant. Assistant Council Auditor Kim Taylor described the amendments. She said liens on the property have been resolved in the last few weeks and the developer is current on property taxes, although they have been paid late the last couple of years. The grants and loans for the project are not funded in this year's budget.

In response to a question from Council Member Pittman about whether the City forgave liens or had the developer pay them, Deputy General Counsel Jason Teal said the liens did not survive the foreclosure action by the bank. The Ordinance Code allows lien forgiveness in certain circumstances to remedy blight and put a property back into productive use and that was done administratively, not related to this bill. The City forgave a \$62,000 demolition lien pursuant to that Code provision. In response to a question from Ms. Pittman about the plans for parking, Mr. Wendland said the current plans are for on-site ground level parking.

**AMEND/APPROVE**

**See Summary, Discussion Points & Amendments on pgs. 16-18**

**Aye:**           7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

7. [2020-0238](#) ORD-MC Creating a New Sec. 126.114 (Buy American Preference in Contracts for Goods), Pt. 1 (General Regulations), Chpt. 126 (Procurement Code), Ord Code, to Create a Preference for American-Made Goods in Contracts; Providing for Severability (Johnston) (Introduced by CM Diamond)  
5/12/20 CO Introduced: F  
5/19/20 F Read 2nd & Rerefer  
5/26/20 CO PH Read 2nd & Rerefered;F  
6/16/20 F Amend/Approve 3-4 (Failed)(Bowman, DeFoor, Hazouri, Pittman)  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/26/20

Council Member Cumber moved an amendment on behalf of the bill's sponsor, Council Member Diamond, who explained the purpose of the bill and the amendment to set the local preference threshold and allow for waivers if problems are identified. Ms. Cumber said she thinks the amendment greatly improves the bill and advocates for its approval. In response to a question from Council Member Salem about whether this policy would apply to the independent authorities, Mr. Diamond said it would not but he hopes they will take the example and do it themselves. Mr. Salem asked about the application of the policy to multi-country items like automobiles. Council Member Hazouri said he thinks "Buy American" is a national issue and felt there's enough protection in local ordinances to deal with the issue. He thinks isolationism and protectionism is the wrong way to go. Council Member Bowman agreed with Mr. Hazouri that the world and Jacksonville have become very international and protectionism is the wrong tactic. Ms. Cumber said she thinks the amendment makes the bill much more workable and felt the bill gives an acceptable level of local preference that isn't onerous to comply with or too extreme. Council Member DeFoor asked for clarification of when the preference applies and Mr. Diamond explained that preference goes to American companies for products of the same quality if costs are equal or up to 5% higher for the American-made product.

Council Member Carlucci expressed concern about the extra workload this might impose on the Procurement Division to determine the domestic content level of various products. Council Member Dennis said he thinks this is an overreach of government, and there is already federal law on the subject. He believes what is more important is to give preference to local Jacksonville companies rather than worrying about international trade. It would add extra time and cost to the job for project developers. If the bill comes out of committee he will offer several amendments at Council next week. Council Member Diamond noted that construction projects are excluded from this bill and that federal law pre-empts many procurements from preference ordinances. Council Member Cumber said she wants to organize a "buy local" campaign to support local businesses and help them get back on their feet after the COVID-19 recession. She supports this bill. Council Member Carlucci said what's important is to buy from a local company to support the local economy, not where the product they're selling was manufactured. Mr. Bowman said he's in the business of recruiting international businesses to come to Jacksonville and be part of the community, and this bill sends the wrong message that they are not welcome here.

**AMEND/APPROVE (Failed)**

**Aye:** 3 - Cumber, Freeman and Salem

**Nay:** 4 - Bowman, DeFoor, Hazouri and Pittman

- 8. [2020-0245](#) ORD MC-Relating to the Powers of the City Council & JEA; Setting a Public Referendum; Creating a New Sec. 4.04 & Amending Sec. 21.08 of the Charter of the City of Jax , in order to require that no Bonus or Incentive Program shall be Implemented unless Apvd Annually by the City Council; Providing for Referendum Approval; Providing for a Financial Impact Statement to be Developed & Placed on the ballot; Directing the Supervisor of Elections to Place the Referendum Question on the 2020 General Election Ballot on 11/3/2020. (Sidman) (Introduced by CM Salem)  
 5/12/20 CO Introduced: TEU, F, R  
 5/18/20 TEU Read 2nd & Rerefer  
 5/19/20 F Read 2nd & Rerefer  
 5/19/20 R Read 2nd & Rerefer  
 5/26/20 CO PH Read 2nd & Rerefered;TEU,F,R  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/26/20

Council Member Salem said he’s still working on a fix that doesn’t require a citizen referendum by working through the JEA board.

**DEFER (At request of CM Salem)**

9. [2020-0261](#) ORD Supplementing Ord 2006-888-E Auth Issuance of City’s Special Revenue & Refunding Bonds in 1 or More series in Amount Necessary to Provide (A) For Refunding of All or a Portion of City’s Outstanding (1) Special Rev Bonds, Series 2010A, (2) Special Rev Bonds Series 2010B, (3) Special Rev Bonds, Series 2011A, & (4) Special Rev Bonds, Series 2011B, & (B) Not in Excess of \$110,000,000 of Net Proj Funds in Order to Finance & Refinance Acquisition & Constructn of Certain Capital Equipmnt & Improvemnts (The “Series 2020 Project”); Prov Authority for this Ord; Prov for Certain Definitions; Making Certain Findings; Prov that Ord Shall Constitute a Contract btwn Issuer & Bondholders; Auth Mayor to Award Sale of Said Bonds on a competitive Basis, on a Negotiated Basis, or as a Private Placemt, as Provided Herein; Auth Acquisition of Debt Svc Reserve Fund Products with Respect to Such Bonds, if Deemed Necessary; Auth Acquisition of Credit Facilities with Respect to Such Bonds if Deemed Necessary; Auth Preparation of Preliminary & Final Official Statements &/or Offering Memoranda with Respect to Such Bonds; Auth Execution of Continuing Disclosure Undertaking or Agreemnt with Respect to Such Bonds; Auth Designation of Deputy Registrar & Paying Agent & Providers of Other Svcs with Respect to Such Bonds; Providing for Application of Such Bond Proceeds; Auth Execution of Bond Terms Agreemnt with Respect to Said Bonds; Providing Certain Addtn’l Details & Authorizations in Connection therewith; Waiving Provisions of Sec 104.211 (Procedure for Sale of Bonds) of Chapt 104 (Bonds), Ord Code, so as to Allow City to Award Sale of Said Bonds on a Negotiated Sale, or as a Private Placemt. (Traurig) (Req of Mayor)  
 5/26/20 CO Introduced: F, R  
 6/2/20 F Read 2nd & Rerefer  
 6/2/20 R Read 2nd & Rerefer  
 6/9/20 CO PH Read 2nd & Rerefered;F,R  
 6/16/20 F Amend/Approve 7-0  
 6/16/20 R Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/9/20

CFO Joey Greive explained the amendment to amend the project list to include several additional projects.

### **AMEND/APPROVE**

#### **AMENDMENT**

1. Insert missing text after pg. 2, line 31
2. Increase the net project funds from \$110 to \$120 million to add the \$10 million for stadium improvements (2020-263) and Landing litigation (2020-264)

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

10. [2020-0263](#) ORD Auth Borrowing from City's Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative Amt of \$5,800,000 & Approp thereof to Provide Funding for Repairs & Improvemnts to TIAA Bank Field; Amend 2019-504-E, the FY 2020 Budget Ord, to Replace Revised Schedule B4b, FY 2019-2020 CIP Funded Via Borrowing to Auth Borrowing &/or Issuance of Fixed-Rate Debt for Stadium Improvemnts; Amend 2020-2024 5-Yr CIP Apvd by Ord 2019-505-E to Add Funds to Proj Entitled "Building Systems – TIAA Bank Field." (B.T. 20-081) (Sawyer) (Req of Mayor)  
 5/26/20 CO Introduced: NCSPHS, F  
 6/1/20 NCSPHS Read 2nd & Rerefer  
 6/2/20 F Read 2nd & Rerefer  
 6/9/20 CO PH Read 2nd & Rerefered;NCSPHS,F  
 6/15/20 NCSPHS Amend/Approve 7-0  
 6/16/20 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/9/20

Mr. Greive explained the amendment to correct the CIP sheet and BT. Chairman Bowman asked the administration to send out a report they've prepared on the expectations for maintaining the stadium over the next few years.

**AMEND/APPROVE**

**AMENDMENT**

1. Attach Revised Exhibit 1 to correct BT
2. Attach Revised Exhibit 3 to correct prior years funding on CIP Sheet

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

11. [2020-0264](#) ORD Auth Borrowing & Approp of \$3,861,047.28 in Funding from City's Commercial Paper Facility &/or Issuance of Fixed Rate Debt in Order to Provide Funding for Paymnt of Money Judgment Entered in Litigation Styled Jacksonville Landing Investments, LLC V. City of Jacksonville, Duval County, Florida Circuit Court Case No. 16-2015-CA-6340, Div. CV-C; Amend 2019-504-E, FY 2019-2020 Budget Ord, to Replace 2nd Revised Schedule B4B to Allow for "JLI East Parcel Acquisition"; Amend 2020-2024 5-Yr CIP Apvd by Ord 2019-505-E to Add Proj Entitled "Landing East Parcel"; Auth General Counsel, or His Designee to Take Further Action to Conclude Litigation. (B.T. 20-82) ( Pinkstaff) (Req of Office of General Counsel)  
 5/26/20 CO Introduced: NCSPHS, F  
 6/1/20 NCSPHS Read 2nd & Rerefer  
 6/2/20 F Read 2nd & Rerefer  
 6/9/20 CO PH Read 2nd & Rerefered;NCSPHS,F  
 6/15/20 NCSPHS Amend/Approve 7-0  
 6/16/20 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/9/20

Kim Taylor explained the amendment. In response to a question from Mr. Bowman about whether, once this bill is passed, there anything left to be done with the Jacksonville Landing, Mr. Greive said no, this will complete the land acquisition. Tiffany Pinkstaff of the Office of General Counsel said there is still one minor outstanding item – JLI has asked for reimbursement of its court costs, so that's the last piece to be settled either out of court or by a judicial ruling. The court costs hearing will take place in July if not settled out of court before then. JLI claims to be owed a little over \$100,000, which the City does not concede.

### **AMEND/APPROVE**

### **AMENDMENT**

1. Attach Revised Exhibit 1 to correct BT
2. Attach Revised Exhibit 3 to correct CIP sheet

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem



12. [2020-0273](#) RESO Upon Acknowledgement of Due Auth & Making of Findings, Apv Issuance by Jax Housing & Finance Authority of its Homeowner Mortgage Revenue Bonds in 1 More Series, in Aggregate Face Amt Not to Exceed \$50,000,000 for Purpose of Purchasing Mortgage Loans Originated by Participating Local Lending Institutions to Finance Purchase or Rehab of New or Existing Owner-Occupied Single-Family Residences Situated within Duval County, FL by Persons or Families of Low, Moderate or Middle Income, or Purchasing Securities from a Master Servicer Evidencing Interests in or Backed by Pool of Such Mortgage Loans; Including without Limitation, Securities Guaranteed by Federal Govn't or agencies thereof (The "Project") or for Purpose of Refunding Portions of Previously Issued Homeowner Mortgage Revenue Bonds to thereby Make Funds Available for Financing of Project; Auth Submission of Request for Private Activity Bond Volume Cap Allocation; Determining Credit Not Being Pledged. (Migut) (Req of Jax Housing Finance Authority)  
 5/26/20 CO Introduced: NCSPHS, F, R  
 6/1/20 NCSPHS Read 2nd & Rerefer  
 6/2/20 F Read 2nd & Rerefer  
 6/2/20 R Read 2nd & Rerefer  
 6/9/20 CO Read 2nd & Rerefered;R  
 6/15/20 NCSPHS Approve 7-0  
 6/16/20 F Approve 7-0  
 6/16/20 R Approve 7-0

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

13. [2020-0311](#) ORD-MC Amend Chapt 24 (Finance and Administration Department) Pt 6 (Procurement Division), Sec 24.605 (Equal Business Opportunity Office Functions); Amend Chapt 126 (Procurement Code) Pt 6B (Jacksonville Small Emerging Business Program), Sec 126.607 (Percentage of Work to be Accomplished by JSEBS), & Sec 126.610 (Jacksonville Small Emerging Business Goals), Ord Code; Prov for Codification Instructions. (Hodges) (Introduced by CM Dennis)  
 6/9/20 CO Introduced: NCSPHS,F  
 6/15/20 NCSPHS Read 2nd & Rerefer  
 6/16/20 F Read 2nd & Rerefer  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 6/23/20

**READ 2ND & REREFER**

14. [2020-0312](#) RESO Approp \$100,000 from NW Jax Economic Dev Fund (“NWJEDF”), Interest Income to Subsidies & Contributions to Private Organizations, to Flying W Plastics FL, Inc. (“Company”) Providing a NW Jax Business Infrastructure Grant (the “Big Grant”) to Support Creation of Company’s Manufacturing Facility at 109 Stevens St, Jax, FL in NW Jax (“Project”) Auth the Economic Dev Agreemt (“EDA”) btwn City & Company; Auth Approval of Technical Amendmts by Exec Director of OED; Provide for Oversight by OED; Affirm Project’s Compliance w/ NWJEDF Guidelines Approved & Adopted by Ord 2016-779-E; Req 2-Reading Passage Pursuant to Council Rule 3.305. (B.T. 20-078) (Sawyer) (Req of Mayor) 6/9/20 CO Introduced: F  
6/16/20 F Amend/Approve 7-0

Kirk Wendland described the company and the project. Council Member Hazouri asked if the City has plans to replenish the NWJEDF and how the City markets the Northwest area of the city to business prospects. Chairman Bowman said the NWJEDF replenishes itself a little bit by loan repayments. He doesn’t know of any plan to budget more for it at present. He explained that most companies these days are looking for existing vacant buildings and don’t want to build their own. The JAXUSA Partnership promotes the northwest area to companies and explains what benefits they can get by locating there, but some already know where they want to go or have different needs that lead them elsewhere. Mr. Wendland said the northwest area has available inventory of warehousing and distribution space, but not much office space. Mr. Hazouri asked Mr. Wendland to think about more things that could be done to incentivize companies to locate in the northwest area to make it more attractive and said the Social Justice Committee will probably want to look at that. Mr. Bowman said the Public Investment Policy is the guide to what incentives the City offers and where. That would be a good place to adopt any new policy. The state killed the QTI program which has been a major resource for the City in its economic development efforts. Council Member Pittman asked for an inventory of available space in the northwest area so she knows what can be offered to potential companies. She asked how many people might be transferring to Jax for this company vs. local hires. Mr. Wendland said the vast majority will be local hires with 1 or 2 managers transferring to help get the plant started. In response to a question from Mr. Salem about whether the NWJEDF is still using the original \$25M allocation from the Better Jacksonville Plan, Mr. Wendland said there was a small amount of funding in the NWJEDF before BJP existed and a little bit has been added over time for septic tanks and food desert programs. There is currently a \$5.7M balance.

#### **AMEND/APPROVE**

- **Appropriates a \$100,000 NWJEDF Business Infrastructure Grant (BIG) to Flying W Plastics FL, Inc. to fund exterior infrastructure upgrades and increase the building’s electrical system capacity at the project site located at 109 Stevens Street**
- **Construction to be started by 8/1/20 and completed by 12/31/21**
- **28 new jobs to be created by 12/31/21 with an average wage of \$45,429**

- **Estimated total capital investment of \$8,000,000 by the company**

**AMENDMENT**

**Place revised Economic Development Agreement on file to make the following changes:**

- 1. Add requirement that the 28 new jobs must be retained through 12/31/22 or have a penalty for any shortfall**
- 2. Correct date to December 31, 2021 in section 9.2(b)**
- 3. Correct scrivener’s errors**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

- 15. [2020-0314](#)** ORD Approp \$283,392.00 from U.S. Dept of Health & Human Services Ryan White HIV/AIDS Prog Pt A COVID-19 to Provide HIV Services Responding to Coronavirus Disease 2019 (COVID-19) & Related Health & Support Svcs to Persons Living with HIV/AIDS & Residing in Jax Transitional Grant Area (TGA); Providing for City Oversight by Social Svcs Div. of Dept. of Parks, Recreation & Community Svcs; Req 1 Cycle Emergency Passage. (B.T. 20-074) (McCain) (Req of Mayor)  
 6/9/20 CO Introduced: NCSPHS, F  
 6/15/20 NCSPHS Emergency/Amend/Approve 7-0  
 6/16/20 F Emergency/Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/23/20

Kim Taylor explained the amendment. Council Member Cumber asked for information on the HIV rate in Jacksonville and how that population has been impacted by COVID-19.

**EMERGENCY/AMEND/APPROVE**

**AMENDMENT**

- 1. Correct year of appropriation in Section 1 to City’s fiscal year 2019-2020**
- 2. Correct scrivener’s errors throughout bill**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

16. [2020-0315](#) ORD Making Findings & Approp \$25,000 from City Council Operating Contingency to Provide Grants Up to \$1,500 to Downtown Businesses Impacted by the Civil Unrest in Downtown Jax btwn 5/30 – 6/1, 2020; Providing for Mthly Reports to City Council; Providing for Reverter of Unspent Funds; Req that Finance & Admin Dept Oversee Grant Process & Prog; Req 1 Cycle Emergency Passage. (Sidman) (Introduced by CM Newby)(Co-Sponsored by CMs Salem, Morgan, Carlucci, White, R. Gaffney, Bowman, Cumber, Pittman, DeFoor, Hazouri & Freeman)  
6/9/20 CO Introduced: NCSPHS, F  
6/15/20 NCSPHS Emergency/Amend/Approve 7-0  
6/16/20 F Emergency/Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/23/20

Kim Taylor explained the amendment. Council Members Cumber, Pittman, Hazouri, Freeman, Bowman, Salem, DeFoor ask to be added as co-sponsors. Mr. Bowman said this bill would allocate \$25,000 of the \$50,000 remaining in the Council Contingency fund. Council Member Newby described the intent of the bill to support local businesses in recovering from the damages caused by the civil unrest. In response to a question from Council Member DeFoor about how many businesses will qualify, Mr. Newby said he thinks that 18 businesses had police reports of damage.

#### **EMERGENCY/AMEND/APPROVE**

#### **NCSPHS AMENDMENT**

1. Insert missing text after pg. 1, line 31
2. Correct scrivener's errors
3. Clarify grant funds can only be used for property damage repairs
4. Attach revised Exhibit 2 to:
  - a. Clarify funds can only be used for property damage repairs
  - b. Require copy of police report
  - c. Require that property damages have not otherwise been mitigated/covered
  - d. Require copies of receipts documenting repair costs or estimates for the work to be completed

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

17. [2020-0316](#) ORD Approp \$2,220,000 (\$1,620,000 from Duval County Tourist Development Council (“TDC”) Special Revenue Fund Development Account & \$600,000 from TDC Special Revenue Fund Contingency Account) to TDC Operations Account to Provide Funding for TDC Operations to Offset Anticipated Losses in Tourist Development Taxes Due to COVID-19 in FY 2019-2020; Purpose; Amending TDC FY 2019-2020 Budget (Second Revised Schedule W) Apvd by Ord 2019-504-E (City’s Annual Budget) & Ord 2020-251-E, to Provide Funding for TDC Operations to Offset Anticipated Losses in Tourist Development Taxes Due to COVID-19 in FY 2019-2020; Providing Waiver of Sec 111.600 (B) (Development Account; Expenditures), Pt 6 (Economic & Community Development), Chapt 111 (Special Revenue & Trust Accounts), Ord Code, So as to Allow Development Account Funds Appropriated Herein to be Used to Offset Anticipated Losses in Tourist Development Taxes Due to COVID-19; Providing for Waiver of Sec 666.108 (D) (1) (Development Account), Chapt 666 (Duval County Tourist Development Plan), Ord Code, So as to Allow Development Account Funds Appropriated Herein to be Used to Offset Anticipated Losses in Tourist Development Taxes Due to COVID-19; Providing for Waiver of Sec 666.108 (D) (2) (Contingency Account), Chapt 666 (Duval County Tourist Development Plan), Ord Code, so as to Allow the Development Account funds Approp herein to be used to Offset the Anticipated Losses in Tourist Development Taxes Due to COVID-19; Providing for Waiver of Sec. 666.108 (D)(2) (Contingency Account), Chapt 666 (Duval County Tourist Development Plan)), Ord Code, so as to allow the Contingency Account Funds Approp herein to be used to offset the Anticipated losses in Tourist Development Taxes due to COVID-19; Providing for Oversight by TDC; Req 1 Cycle Emergency Passage. (Hodges) (Req of Duval County Tourist Development Council) 6/9/20 CO Introduced: NCSPHS, F, R  
6/15/20 NCSPHS Emergency/Approve 7-0  
6/16/20 F Emergency/Approve 7-0  
6/16/20 R Emergency/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/23/20

Lillian Graning, TDC Executive Director, explained the dramatic drop in expected TDC revenue due to COVID-19 and TDC’s plan to re-appropriate \$600,000 from the Contingency Account and \$600,000 from the Development Account to cover a portion of the revenue loss, expected to be at least \$2M to \$3M. Council Member DeFoor asked how hosting the Republican National Convention would affect the revenue estimates. Ms. Graning said that activity is not included in the current estimates. If requested, TDC has several potential sources to allocate to the RNC. It is impossible to know what the impact of the convention will be on revenues, but it will help the rebound that’s just getting underway.

#### **EMERGENCY/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

18. [2020-0317](#) ORD Apv Lease Agreement btwn City of Jax & Front Porch Communities & Svcs for Lease of Propty w/in Cecil Commerce Center, at Intersection of POW MIA Memorial Pkwy & Lake Newman St, Jax, FL 32221, for use as a Senior Living Facility, for initial term of 10 Yrs at Annual Base Rental Rate of \$120,000 with 3 % Annual Increases & Percentage Rent Providing for Oversight by OED. (Sawyer) (Req of Mayor)  
6/9/20 CO Introduced: NCSPHS, F  
6/15/20 NCSPHS Read 2nd & Rerefer  
6/16/20 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 6/23/20

#### **READ 2ND & REREFER**

19. [2020-0318](#) ORD Auth Contract btwn City of Jax & the Beaches Convention & Visitors Bureau, Inc., Doing Business as "Visit Jacksonville" to Administer Sports Tourism Initiative Apv in Ord 2019-554-E, as Apv by TDC Consistent w/ Ord 2019-554-E; Invoking Exemption in 126.107(g) Ord Code; Prov for Oversight by TDC; Req 1 Cycle Emerg Passage. (Hodges) (Req of TDC)  
6/9/20 CO Introduced: NCSPHS, F,R  
6/15/20 NCSPHS Emergency/Approve 7-0  
6/16/20 F Emergency/Approve 7-0  
6/16/20 R Emergency/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 6/23/20

Council Member Cumber asked for an explanation of the emergency. Lillian Graning explained that procurement regulations require that the contract be officially awarded to Visit Jax and that took a long while because of the COVID-19 emergency. Council Member Dennis asked what would happen if the request for the emergency is not approved. Ms. Graning explained that these are separately allocated funds from the rest of Visit Jax's budget. Chairman Bowman said the TDC went several months without holding meetings due to the emergency. The sports tourism initiative was President Wilson's idea and TDC wanted to get it approved before his presidency ends.

#### **EMERGENCY/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

20. [2020-0328](#) ORD Making Certain Findings & Authorizing Disbursement of Business Relief Grant Funds to those Businesses & in Such Amounts as Set Forth on Exh 1 Attached Hereto, from a Portion of \$20,000,000 in Cares Act Grant Funding Previously Appropriated by Ord 2020-235-E (The “Business Relief Grant Funds”) to Provide Addtn’l Funding to For-Profit & Non-Profit Businesses within Duval County Negatively Impacted by COVID-19 Response Measures; Req that the Finance & Admin Dept & OED Oversee COVID-19 Business Relief Grant Prog; Req 1 Cycle Emergency Passage. (Sawyer) (Req of Mayor)(Co-Sponsors CMs Salem,Newby,White,Hazouri & Boylan  
6/9/20 CO Introduced: NCSPHS, F  
6/15/20 NCSPHS Emergency/Amend/Approve 6-0-1 (Gaffney)  
6/16/20 F Emergency/Amend/Approve 5-0-2 (Pittman, Freeman)  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/23/20

Council Members Freeman and Pittman declared conflicts of interest since their employers would be receiving these funds and said that they would abstain from voting on the bill. Joey Greive explained the purpose of the bill to support additional businesses and described the scoring process used to select the businesses and their grant amounts. Kim Taylor explained the amendments. Mr. Greive said this is round 1 of 2 to allocate \$16.5M; applications are still coming in for the remaining \$3.5M. Council Members Boylan and Hazouri asked to be added as cosponsors.

#### **EMERGENCY/AMEND/APPROVE**

#### **AMENDMENT**

1. Add appropriation, explanation of appropriation, and purpose to bill
2. Attach revised Exhibit 1 to include legal names of entities
3. Attach BT as new exhibit
4. Place grant agreement template on file

**Aye:** 5 - Bowman, Cumber, DeFoor, Hazouri and Salem

**Abstain:** 2 - Freeman and Pittman

21. [2020-0329](#) ORD Approp \$500,000.00 (\$250,000.00 from General Fund Balance & \$250,000.00 from Social Svcs General Assistance) to reimburse JEA for a 1 time \$50 payment for each delinquent pre-paid customer to avoid shutoff of svcs when the delinquent pre-paid customers establish a payment plan prior to JEA disconnecting the delinquent acct on or after 7/7/2020; Providing for a reverter of unspent funds; providing for weekly reports to City Council, the Council Auditor's Office & the Finance Dept; Req Emergency Passage Upon Intro.(Johnston) (Introduced by CM Dennis)  
 6/9/20 CO Introduced: NCSPHS, TEU, F  
 6/15/20 NCSPHS Emergency/Amend/Approve 7-0  
 6/15/20 TEU Emergency/Amend/Approve 7-0  
 6/16/20 F Emergency/Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/23/20

Council Member Dennis explained the amendment and the intent of the bill. There will be a noticed meeting of CMs Boylan and Salem tomorrow morning to work on an even larger scope bill. If they reach agreement and that bill is introduced for next Tuesday, then Mr. Dennis will withdraw his bill.

Council Member Hazouri said he likes the intent of the bill but not the funding source. He hopes tomorrow's meeting produces a replacement bill with a more acceptable funding source. Council Member Salem said he will support this bill today pending the meeting tomorrow to allocate \$2 million to JEA via separate legislation. Council Member Carlucci recommended passing this bill today and then substituting it next week with the results of tomorrow's noticed meeting.

#### **EMERGENCY/AMEND/APPROVE**

- **Appropriates \$250,000 from the General Fund/GSD Fund Balance (i.e. Operating Reserves) and appropriates \$250,000 of available funding that remains within the Parks, Recreation and Community Services Department which is already budgeted for utility assistance.**
- **Eligible participants are customers who are already signed up with the JEA prepayment program.**
- **In order to qualify for the \$50 prepayment that will be covered by the City to prevent the services from being disconnected, the individual will be required to set up a payment plan with JEA on their past due balances.**

#### **AMENDMENT**

**Revise emergency language to one cycle**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem



Chairman Bowman said he's distributed gifts of artwork to each of the Finance Committee members' offices to thank them for their service during the year. He thanked his ECA, the Council Auditor's staff, Legislative Services staff, and the Mayor's administration for their support throughout the year and for the great teamwork that helped the committee to be successful in a very unusual and stressful year.

Council Member Salem recognized Kyle Billy for his outstanding work in the JEA controversy and offered thanks to the Chair for his leadership in a difficult time and for his invaluable mentorship to new council members.

Council Member Cumber gave congratulations to the Chair on a job well done, especially for introducing new members to the intricacies of the budget process. She thanked him as well for handling thorny issues with fairness and grace.

Council Member Hazouri offered thanks to all the committee members for a good year. He gave special thanks to Kyle Billy and his staff and the Legislative Services staff for being the institutional knowledge of the Council. He felt Mr. Bowman did a great job this year, especially with the JEA issue and the budget.

Council Member Freeman thanked Mr. Bowman for his mentorship, guidance and friendship. Council Member Pittman expressed great appreciation to Kyle Billy and his staff for explaining complex issues in an understandable way that helps council members do their jobs effectively. She's always admired Mr. Bowman for his honesty and leadership and expressed her thanks for a great job this year.

Council Member DeFoor thanked Kyle Billy for being a great community servant and thanked Mr. Bowman for being a natural leader who inspires others by his example and cares deeply about the people and city of Jacksonville.

Chairman Bowman gave Kyle Billy an opportunity for a last word to the Finance Committee before his retirement. Mr. Billy thanked everyone for their kind words and their continual support of him and his staff. His staff continually strives to produce the best quality work in a timely manner and will continue to do so under the leadership of Kim Taylor and Phillip Peterson.

Council Member Carlucci thanked Mr. Bowman for a great year and said it sets a high bar for him as the next Finance chairman to try to meet. The Finance Committee can't do what it does without the Council Auditor and his staff supporting the work.

Chairman Bowman said he thinks ad valorem taxes will be alright for next year because building is still going on. Jacksonville is on the radar of companies looking to expand or relocate because of our amenities and good quality of life. It will be interesting to see what next year's budget looks like. There will be challenges, but there is room to do good things.

**Council Auditor's Office  
2020-187**

**Company Name – Springfield Lofts**

**Project Location – Springfield (Pearl St. and 3rd St.)**

**Incentives Provided –**

- 1. \$1,000,000 REV Grant at 75% over 10 years**
- 2. \$1,000,000 completion grant due upon substantial completion of the project**
- 3. \$1,000,000 Development Loan made upon substantial completion of the project to be repaid over 20 years at 3% interest rate**

**Number of Jobs to be Created – 0 new jobs required**

**Number of Jobs to be Retained - 0**

**Capital Investment – estimated \$14,000,000**

**Records Retention/Audit Clause - Yes**

**Default Language –**

- 1. Section 10.2 – If Developer fails to invest:**
  - a. At least \$11,200,000, the REV Grant is reduced from 75% to 50%**
  - b. At least \$10,500,000, the REV Grant is terminated.**
- 2. Section 10.2 – If Developer sells, leases, or transfers property during the term of the:**
  - a. The REV Grant, the remaining balance of the REV Grant will be terminated**
  - b. The Development Loan, the Development Loan becomes payable in full**
  - c. First five years after disbursement of the Completion Grant, a scaled portion of the Completion Grant is due to the City**

**Waivers of Public Investment Policy –**

- 1. Restricting REV Grants to no more than 50% of tax increment over a 10-year period and require 10 new jobs to be created**
- 2. Authorizing a Redevelopment Completion Grant and Development Loan that are not currently authorized under the Public Investment Policy**

**Discussion Points**

- 1. According to the Tax Collector's website, there are \$194,321.73 of outstanding nuisance and demolition liens reflected as being owed on the property located at 1341 Pearl St. (the address for one of the three parcels in this development). These liens appear to be associated with the property prior to the Developer's ownership. The Office of General Counsel has determined that the nuisance liens totaling \$65,213.65 did not survive the sale of the property to the current owner and should have been reflected as cleared on the City's records. While the demolition lien totaling \$129,108.08 did survive the sale of the property to the current owner, the Administration will be taking the steps to administratively settle the lien to \$0 pursuant to the authority granted under Section 518.145(d) of the City's Ordinance Code.**
- 2. While the Developer is now current on all property taxes related to the three parcels that make up the Project site, the Developer has paid property taxes late on these three parcels in prior years.**
- 3. While the \$1 million grant and \$1 million loan will not be provided until the project is substantially complete, these incentives are currently not funded and will have to be funded in future legislation.**

**Amendments****Attach Revised Redevelopment Agreement to:**

- 1. Adjust language concerning security of Development Loan to clarify that City will be in a second position after Developer has secured its final financing**
- 2. Add default language for Completion Grant and Development Loan**
  - a. Section 10.2 – If Developer invests less than \$14,000,000, but greater than \$10,500,000, the Completion Grant will be proportionately reduced.**
  - b. Section 10.2 – If Developer fails to invest at least \$10,500,000, the Completion Grant and Development Loan are both terminated.**
- 3. Add language requiring Developer to be current on Development Loan payments to continue to receive REV Grant**
- 4. Add language allowing the City to offset any amounts owed by Developer for any due and outstanding fees, fines or liens owed to the City against amounts owed by the City under this agreement**

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

**NOTE: The next regular meeting is TBD due to summer break.**

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.

Rollcall

**Present:** 7 - Chair Aaron Bowman, Vice Chair LeAnna Cumber, Council Member Randy DeFoor, Council Member Terrance Freeman, Council Member Tommy Hazouri, Council Member Ju'Coby Pittman and Council Member Ron Salem

Jeff Clements - Council Research Division  
jeffc@coj.net 904-255-5137  
Posted 6.18.20 1:00 p.m.