

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, January 6, 2026

1:00 PM

Council Chamber,  
1st Floor, City Hall

### Finance Committee

*Joe Carlucci, Chair*

*Nick Howland, Vice Chair*

*Ron Salem*

*Rory Diamond - Excused*

*Raul Arias*

*Will Lahnem*

*Ju'Coby Pittman*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Auditor's Office: Kim Taylor, Council Auditor*

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

*Council Research: Colleen Hampsey, Chief*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Administration: Brittany Norris*

**COUNCIL RULE 4.505 DISRUPTION OF MEETING**

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

**Any person who refuses to leave the City Council Chamber may be subject to arrest.**

**Disruption of a meeting includes the following types of behaviors:**

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
- 4) Audible noise from cellphones or other electronic devices;
- 5) Consumption of alcohol or controlled substances;
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.

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**Meeting Convened: 1:00 p.m.      Meeting Adjourned: 2:56 p.m.**

**Present:** 7 - Joe Carlucci, Nick Howland, Raul Arias, Will Lahnen, Ju'Coby Pittman, Ron Salem and Kevin Carrico

**Excused:** 1 - Rory Diamond

**Attendance:**

**CP Carrico:** Visiting

**CM Carrico:** Visiting

**CM Gaffney, Jr.:** 2025-871

**Mike Weinstein, Mayor's Office, introduced John Abbamondi, the new owner of the Jumbo Shrimp.**

**• Discussion on Council Strategic Priorities**

Council President Carrico talked about strategic initiative funding for the next budget cycle, roughly \$10 million. There was a discussion about the process by which council priorities are identified. In previous years, a council workshop was conducted to select common priorities, and there were also years wherein council members chose projects/programs to fund through strategic initiative funds. The Council President recommended that for Fiscal Year 2026-2027 the council request the Mayor place the annual strategic plan budget appropriation (\$10,019,591) into a designated contingency account for the council to address various City and council priorities during the Finance Committee and city council budget deliberations.

The Finance Committee deliberated and there was a consensus to proceed with the Council President's recommendation. Mary Staffopoulos, OGC, described the legislation that would be filed on behalf of the Finance Committee to make this request and the timeline by which it would need to be filed.

**• Council Auditor Kim Taylor to discuss:**

**- Report #815C: Follow-up on Defined Contribution and Deferred Compensation Plans Audit**  
Ms. Taylor said that there were no outstanding issues identified.

**- Report #899: Quarterly Summary for the Twelve Months Ended September 30, 2025**

Ms. Taylor summarized this report. CM Lahnen asked about contingency accounts impacting the City's credit rating. CM Howland asked about state shared revenue. CM Salem asked about the overage for the Mayor's staff part time hours. CM J. Carlucci talked about the high price tag for completion grants, and CM Salem expressed opposition to such.

**Public Comment:** John Nooney, Steve Diebenow

**Item/File No.**

**Title History**

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1. [\*\*2024-0627\*\*](#) ORD-MC Concerning the Mayor's Transfer Authority; Amend Secs 106.304 (Mayor's Transfer Power) & 106.308 (Capital Improvement Transfers, Appropriation Amendments & Change Orders), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Limit the Mayor's Transfer Authority to \$100,000 Among the Capital Improvement Projts Listed in the CIP Appvd by the Council & to \$100,000 During Any FY into or Out of Any Agency, Nondept or Dept Existing Line Item; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)  
8/13/24 CO Introduced: R, F  
8/19/24 R Read 2nd & Rerefer  
8/20/24 F Read 2nd & Rerefer  
8/27/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**DEFER**

2. [\*\*2024-0966\*\*](#) ORD Apv an Agrmt for Settlement of Fines Imposed by the Municipal Code Enforcement Brd/Special Magistrate btwn the City & Live Oak Ancient City Living, LLC, a Delaware LLC, & Directing the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver the Agrmt on Behalf of the City or Auth the Agrmt to Become Effective without the Mayor's Signature; Auth the Execution of All Docs Relating to the Agrmt & Auth Tech Changes as Herein Defined; Prov for Oversight of the Agrmt by the Municipal Code Compliance Div of the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CM Carrico)  
11/26/24 CO Introduced: NCSPHS, R, F  
12/2/24 NCSPHS Read 2nd & Rerefer  
12/2/24 R Read 2nd & Rerefer  
12/3/24 F Read 2nd & Rerefer  
12/10/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER**

3. [\*\*2025-0361\*\*](#) ORD Concerning Retiree Adjustment Payments; Incorporating Recitals; Auth a Retired Employee Adjustment Payment to Retirees & Beneficiaries of the Correctional Officers, General Employees & Police & Fire Pension Funds of the City; Prov for Funding from Pension Liability Surtax; Requiring Certification of Eligibility by the Administrator of the General Employees' Pension Plan & Executive Director of the Police & Fire Pension Plan; Prov for Timing of Payments (Reingold) (Introduced by CM White) (Co-Sponsors CMs Johnson, Gay, Carlucci, Amaro, Gaffney, Jr., Carrico, Peluso & Pittman)  
5/13/25 CO Introduced: NCSPHS, F  
5/19/25 NCSPHS Read 2nd & Rerefer  
5/20/25 F Read 2nd & Rerefer  
5/27/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

**DEFER**

4. [\*\*2025-0775\*\*](#) ORD-MC Amend Sec 602.802 (Restricted Activities), Pt 8 (Lobbying), Ch 602 (Jacksonville Ethics Code), Ord Code, to Prohibit Certain Expenditures to the Mayor & Council Members; Prov for Codification Instructions (Reingold) (Introduced by CM Carlucci)  
10/14/25 CO Introduced: R, F  
10/20/25 R Read 2nd & Rerefer  
10/21/25 F Read 2nd & Rerefer  
10/28/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

**DEFER**

5. [\*\*2025-0838\*\*](#) ORD Concerning the Creation of a Dependent Special Dist for the Commercial Properties Along 103rd St from Blanding Blvd to Cecil Commerce Center; Directing the Chief of the Legislative Svcs Div to Distribute Petitions to Commercial & Business Owners within the Proposed Wonderland Dist (Reingold) (Introduced by CM Johnson)  
11/12/25 CO Introduced: NCSPHS, R, F  
11/17/25 NCSPHS Read 2nd & Rerefer  
11/17/25 R Read 2nd & Rerefer  
11/18/25 F Read 2nd & Rerefer  
11/25/25 CO PH Read 2nd & Rerefer  
1/5/26 NCSPHS Withdraw 6-0  
1/5/26 R Withdraw 7-0  
1/6/26 F Withdraw 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

**WITHDRAW**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

6. **2025-0841** ORD Auth the Mayor, or Her Designee, to Execute: (1) a 1st Amdt to the 2nd Amended & Restated Redev Agrmt, Previously Authd by Ord 2025-103-E, Among the City, DIA & MOSH; & (2) a 1st Amdt to the Museum Improvements Costs Disbursement Agrmt btwn the DIA & MOSH, to Align Performance Schedules & Reduce the Parking Obligation from 75 Parking Spaces to 30 Parking Spaces, & to Authorize the CEO of the DIA, the Director of Public Works, & the Director of Parks, Recreation & Community Svcs to Administratively Apv the Final Parcel Legal Descriptions for the Proj Parcel, Joint-Use Parcel & Park Parcel; Prov for City Oversight of the Proj by the Dept of Public Works & the Dept of Parks, Recreation & Community Svcs; Auth the Execution of All Docs Relating to the Above Agrmmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)  
11/12/25 CO Introduced: NCSPHS, F  
11/17/25 NCSPHS Read 2nd & Rerefer  
11/18/25 F Read 2nd & Rerefer  
11/25/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

**DEFER**

7. **2025-0865** ORD Auth & Directing the Mayor & Corp Sec to Execute an Amended Settlement Agrmt Modifying the Settlement Agrmt Dated 3/1/94, by & among B&B Advertising Company, Capsigns, Inc. & the City (Pinkstaff) (Req of OGC)  
11/25/25 CO Introduced: NCSPHS, F  
12/1/25 NCSPHS Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 NCSPHS Approve 6-0  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

Steve Diebenow, Driver, McAfee, Hawthorne & Diebenow, spoke about this item and said he may request a deferral at council pending further discussion.

- Further amends 1994 settlement agreement pertaining to billboards in the City to remove three double-sided billboard locations and provides Outfront Media, LLC the right to own, sell, use, maintain and replace authorized billboards**

8. **2025-0867** ORD-MC Amend Sec 122.604 (Preparation & Submission of the Capital Improvement Plan Budget & Capital Improvement Plan), Pt 6 (Capital Improvement Plan), Ch 122 (Public Property), Ord Code, to Require that Input from the DCSB Be Requested & Considered When Developing the Proposed CIP; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Howland) (Co-Sponsors CMs Lahnen, Miller, Boylan, Salem, Freeman, Amaro, White, Gay, Carrico, Arias, Pittman & J.Carlucci)  
11/25/25 CO Introduced: R, F  
12/1/25 R Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 R Approve 7-0  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

CM Howland spoke on behalf of this bill. CM Pittman asked if council could be better informed by the school board about decisions to close schools.

CMs Arias, Pittman, J. Carlucci, and Carrico asked to be added as co-sponsors.

9. **2025-0868** ORD Approp \$25,000 from a Special Council Contingency Acct to the PRCM Playgrounds & Centers - Computer Equipment Acct for the Purchase of Computers for the Westside Community Center; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Staffopoulos) (Introduced by CM Clark-Murray) (Co-Sponsor CM Johnson)  
11/25/25 CO Introduced: NCSPHS, F  
12/1/25 NCSPHS Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 NCSPHS Approve 6-0  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

CM Arias asked for clarification on this bill. Ms. Staffopoulos explained that the funds were carried over from last fiscal year, and will be used to purchase computers for the Westside Community Center in District 9.

- Council Strategic Initiatives funding that carried over into FY 2025/26

10. **2025-0870** ORD Approp \$53,490 from Gen Fund Operating Reserves to the UNF - Subsidies & Contributions to Other Govt Acct, to Provide City Grant Funding to UNF for the UNF Military & Veterans Prog as Described Herein; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & UNF for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Lahnens) (Co-Sponsors CMs Miller, Salem, J. Carlucci, Howland, Arias & Pittman)  
11/25/25 CO Introduced: NCSPHS, F  
12/1/25 NCSPHS Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 NCSPHS Amend/Approve 6-0  
1/6/26 F Amend/Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**AMEND/APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnens, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

Mr. Peterson, Auditor's Office, explained the amendment. Approved unanimously.

CM Lahnens explained the bill.

CMs J. Carlucci, Arias, Howland and Carrico asked to be added as co-sponsors.

**AMENDMENT**

**Attach Revised Exhibit 2 (Term Sheet) to correct budget schedule**

- Funding will be used to reimburse the University of North Florida for marketing, venue/AV rental, keynote speakers and capital purchases (golf cart, whiteboards, and kitchen equipment) expensed in support of military and veteran students and providing for a Military Spouse Career Readiness Summit
- Grant performance period of 11/1/25 – 9/30/26

**11. 2025-0871**

ORD Approp \$6,969,059.00 from the Mobility Plan Project-Zone 04 Acct to (1) the Dunn Ave at Braddock Rd Signal Improvements - Other Construction Costs Acct to Provide Funding for Traffic Signalization at the Braddock Rd & Dunn Ave Intersection (\$1,969,059.00), & (2) the Pecan Park Rd Widening - I-95 to Main St - Engineering & Design Acct to Provide Funding for the Widening of Pecan Park Rd btwn I-95 & Main St (\$5,000,000.00); Amend the 26-30 5-Yr CIP Appvd by Ord 2025 505-E to Reflect this Approp of Funds to the Projs; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 26-017) (Dillard) (Req of Mayor) (Co-Sponsor CM Gaffney, Jr.)

11/25/25 CO Introduced: TEU, F

12/2/25 TEU Read 2nd & Reref

12/2/25 F Read 2nd & Reref

12/9/25 CO PH Read 2nd & Reref

1/6/25 TEU Approve 6-0

1/6/26 F Amend/Reref 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**AMEND/REREFER**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

CM Gaffney Jr. spoke on behalf of the bill, and he requested an amendment to increase the appropriation to fully fund the project, and extend authority for the agreement. CM Lahnen offered the amendment, and it was approved unanimously. Nina Sickler, Public Works, talked about the project. CM Salem asked how mobility projects are selected. CM Arias requested a map overlay with council districts and mobility zones. Ms. Staffopoulos discussed with the committee the changes proposed via the amendment and recommended the committee consider whether those changes to the bill were substantive such that it should be rerefereed to allow it to be readvertised. She clarified an increase to an appropriation alone would not traditionally trigger the need for a rereferral but that the inclusion of a waiver of the Code in addition to a large increase to the appropriation collectively would be considered more substantive and recommended a rereferral. She confirmed this action would add an additional 2 weeks to the legislative process. A motion was made to reref the bill as amended and seconded.

**AMENDMENT**

- 1. Increase the appropriation to a total of \$9,400,000 (\$4,400,000 for the Braddock Rd. & Dunn Ave. Intersection Improvement project and \$5,000,000 for the Widening of Pecan Park Rd. project)**
- 2. Waive Section 655.505, Ordinance Code, to allow for greater than 20% of the available fees in a Mobility Zone to be allocated to intersection improvements of a priority project**
- 3. Attach agreement with FDOT and authorize signatory authority to enter into agreement for FDOT to complete the intersection improvement project**

- **Dunn/Braddock Signal Improvements**
  - **Total anticipated cost: \$6 million**
  - **Appropriation to date: \$1.6 million**
  - **Unidentified future funding: \$2.4 Million**
  - **Estimated completion: 2030**
- **Pecan Park Widening**
  - **Total anticipated cost: \$15 - \$20 million**
  - **Unidentified future funding: \$10 - \$15 Million**
  - **Estimated completion: 2030**

12. [2025-0873](#) ORD Approp \$3,000,000 from the Gen Fund Special Council Reserve - Designated Contingency Acct Established by Ord 2025-385-E to the Downtown Economic Dev Fund Rise-Doro 2024-533 - Misc Grants & Aids Acct, to Fund the Workforce Housing Completion Grant Previously Authd by Ord 2024-633-E for the Dev Referred to as the "Rise Doro" Proj (Staffopoulos) (Introduced by CM Howland) (Co-Sponsors CMs Lahnen, Miller, Salem, White, Gay, J. Carlucci & Arias)  
11/25/25 CO Introduced: NCSPHS, F  
12/1/25 NCSPHS Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 NCSPHS Approve 6-0  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

## APPROVE

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

CM Howland spoke on behalf of this item. CMs J. Carlucci and Arias asked to be added as co-sponsors. Mr. Peterson noted scriveners errors to be corrected in the bill text.

- **The workforce housing completion grant is expected to be paid out in FY 2026/27**

13. [\*\*2025-0874\*\*](#) ORD Approp \$27,780 from the General Fund Operating Lapse Contingency Acct to the IGOD Inspector General - Financial & Admin - Expenditure Credit-Contingent Lapse Acct, to Restore Funding to the Office of Inspector General that was Placed in a Lapse Contingency Acct in the City's FY 25-26 Budget Pursuant to Ord 2025-504-E (Staffopoulos) (Introduced by the Special Committee on Duval DOGE (CMs Salem, Miller, Arias, Diamond & Gay))  
11/25/25 CO Introduced: F  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

CM Salem explained the DOGE Special Committee process related to the lapsed departmental funds, and how the lapsed funds are being reinstated for the Inspector General's Office.

14. [\*\*2025-0875\*\*](#) ORD Auth the Mayor, or Her Desig, to Execute a Cost Reimbursement Agrmt btwn the City & JEA, to Provide Up to \$600,000 to Support the Relocation of Certain JEA-Owned Electrical Utilities Necessitated by the Construction by the City of a Sidetrack in Cecil Commerce Center; Designation of Authorized Official & OED as Contract Monitor; Prov for City Oversight of the Proj by the Dept of Public Works; Auth Tech Changes to the Agrmt (Sawyer) (Req of Mayor)  
11/25/25 CO Introduced: TEU, F  
12/2/25 TEU Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/6/25 TEU Approve 6-0  
1/6/26 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**APPROVE**

**Aye:** 7 - Carlucci, Howland, Arias, Lahnen, Pittman, Salem and Carrico

**Excused:** 1 - Diamond

- **Authorizes cost reimbursement agreement with JEA for temporary and permanent relocation of utilities in the rail spur improvement area**
- **Maximum indebtedness authorized is \$600,000**
- **City will only be responsible for reimbursing direct improvement costs (internal/JEA project management and construction management fees are specifically disallowed)**

**15. 2025-0876** ORD Declaring that Certain Parcel of Real Property Located at 851 N Market St, Jax, FL 32202 Known Generally as the Armory Building (R.E. # 074384-0100 (Portion)) in Council Dist 7, to Be Surplus to the Needs of the City; Apv & Auth the Mayor or Her Desig & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt btwn the City & Armory Redevelopment Associates, LLC & All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, for the Conveyance of the Property to the Purchaser for a Purchase Price of \$2,890,251.36; Waiving Sec 122.424 (Disposition for Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Property to the Purchaser; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Subject Property to the Purchaser; Prov for Oversight of the Transfer of the Property to Purchaser by the Real Estate Div of the Public Works Dept in Coordination with the OED; Prov Oversight of the Property Thereafter by the OED (Sawyer) (Req of Mayor) (Co-Sponsor CM Johnson)

11/25/25 CO Introduced: NCSPHS, R, F

12/1/25 NCSPHS Read 2nd & Rerefer

12/2/25 F Read 2nd & Rerefer

12/1/25 R Read 2nd & Rerefer

12/9/25 CO PH Read 2nd & Rerefer

1/5/26 NCSPHS Substitute/Approve 5-1 (Gay)

1/5/26 R Substitute/Approve 7-0

1/6/26 F Substitute/Approve 6-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**SUBSTITUTE/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the substitute. Approved unanimously.

Ed Randolph, OED, explained the project and the severity of the remediation needed at the Armory. Renee Hunter, Public Works, spoke about the assessed value of the property. CM Arias asked about compliance for the developer to complete all necessary repairs. Don Patterson, REVA Development Corporation, talked about details for the remediation, and the overall cost for the project.

**As substituted by Rules:**

- 1. Revise parcel size to approximately 2.49 acres**
- 2. Revise in-progress assessed value of the property to \$3,217,874.20**
- 3. Revise purchase price to \$3,044,050.70**
- 4. Clarify \$496,537.10 of the Purchase Price is being used to repay the City for CDBG funding previously disbursed to Buyer**
- 5. Include a waiver of Sec. 122.421(i) to allow a portion of the Purchase Price to be used to refund the City for CDBG funding instead of being deposited in the Jacksonville Recreational and Environmental Land Acquisition Capital Projects Fund**
- 6. Strike language in Section 1 regarding a potential need for the property**
- 7. Attach Revised Exhibit 2 (Real Estate Certificate) to correct the parcel size and in-progress assessed value and reflect that the property was circulated and no need was determined**
- 8. Place Revised Purchase and Sale Agreement on file to 1) reflect revised parcel size and purchase price, 2) prohibit the transfer or sale of the parcel to a tax exempt entity, and 3) add a condition that the Buyer cannot sell or transfer the property for a minimum of 3 years from closing with the exception of a transfer to lender in the case of foreclosure**
- 9. Correct scrivener's errors**

  

- **Authorizes a Purchase and Sale Agreement with Armory Redevelopment Associates, LLC (“Buyer”) for an approximate 2.49 acre portion of the City-owned parcel located at 851 N. Market St. (the “Armory parcel”) for a purchase price of \$3,044,050.70 (based on the previously negotiated price of \$1,023,097.83 per acre plus repayment of CDBG funds).**
- **An appraisal has not been obtained for the Armory parcel. Per the Property Appraiser’s website, the Armory parcel has a 2026 in-progress pro-rata assessed value of \$3,217,874.20.**
- **The previous Amended and Restated Redevelopment Agreement and Lease with Buyer were terminated by the City on July 31, 2025 due to the Buyer failing to meet the financing requirements.**
- **Waives Sec. 122.424 (Disposition by Direct Sale) and Sec. 122.425 (Disposition by auction or sealed bid) in order to convey the Armory parcel to the Buyer instead of disposing it through a negotiated sale to an adjacent landowner or through auction or sealed bid**

**16. 2025-0877** ORD Apv the Collective Bargaining Agrmt btwn JEA & the Professional Employees' Association (PEA), such Agrmt Commencing 10/1/25, & Ending 9/30/28 (Gavin) (Req of JEA)  
11/25/25 CO Introduced: R, TEU, F  
12//1/25 R Read 2nd & Rerefer  
12/2/25 TEU Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 R Amend/Approve 7-0  
1/6/25 TEU Amend/Approve 6-0  
1/6/26 F Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**AMEND/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**AMENDMENT**

**Attach Revised Exhibits 1 and 2 (Board Agenda Memorandum and Board Resolution) to correctly reflect the increase in pay range maximums of 3.0% instead of 2.5%**

- **Total estimated cost over the 3-year term is approximately \$12.1 million broken out as follows:**
  - **FY 25/26 - \$2.0 million**
  - **FY 26/27 - \$4.0 million**
  - **FY 27/28 - \$6.1 million**
- **Authorizes wage increases of:**
  - **FY 25/26 - 4.0%**
  - **FY 26/27 - 4.0%**
  - **FY 27/28 - 4.0%**

**17. 2025-0878** ORD Apv the Collective Bargaining Agrmt btwn JEA & the International Brotherhood of Electrical Worker, Local #2358 (IBEW), such Agrmt Commencing 10/1/25, & Ending 9/30/28 (Gavin) (Req of JEA)  
11/25/25 CO Introduced: R, TEU, F  
12//1/25 R Read 2nd & Rerefer  
12/2/25 TEU Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 R Approve 7-0  
1/6/25 TEU Amend/Approve 6-0  
1/6/26 F Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**AMEND/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the amendment. Approved unanimously.

#### **TEU AMENDMENT**

**Attach Revised Exhibit 1 (Board Agenda Memorandum) to correctly reflect the increase in pay range maximum of 3.0% instead of 2.5% for the Professional Employees' Association (PEA) union**

- **Total estimated cost over the 3-year term is approximately \$14.5 million broken out as follows:**
  - **FY 25/26 - \$2.6 million**
  - **FY 26/27 - \$4.9 million**
  - **FY 27/28 - \$7.0 million**
- **Authorizes wage increases of:**
  - **FY 25/26 - 4.0%**
  - **FY 26/27 - 3.5%**
  - **FY 27/28 - 3.0%**

**18. 2025-0879** ORD Apv the Collective Bargaining Agrmt btwn JEA & the American Federation of State, County & Municipal Employees, Florida Council 79, Local 429 (AFSCME), such Agrmt Commencing 10/1/25, & Ending 9/30/28 (Gavin) (Req of JEA)

11/25/25 CO Introduced: R, TEU, F  
12/1/25 R Read 2nd & Rerefer  
12/2/25 TEU Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 R Approve 7-0  
1/6/25 TEU Amend/Approve 6-0  
1/6/26 F Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

#### **AMEND/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**TEU AMENDMENT**

**Attach Revised Exhibit 1 (Board Agenda Memorandum) to correctly reflect the increase in pay range maximum of 3.0% instead of 2.5% for the Professional Employees' Association (PEA) union**

- **Total estimated cost over the 3-year term is approximately \$5.2 million broken out as follows:**
  - FY 25/26 - \$1.0 million
  - FY 26/27 - \$1.8 million
  - FY 27/28 - \$2.4 million
- **Authorizes wage increases of:**
  - FY 25/26 - 4.0%
  - FY 26/27 - 3.5%
  - FY 27/28 - 3.0%

19. **2025-0880** ORD Apv the Collective Bargaining Agrmt btwn JEA & the JEA Supervisors' Association (JSA), such Agrmt Commencing 10/1/25, & Ending 9/30/28 (Gavin) (Req of JEA)

11/25/25 CO Introduced: R, TEU, F  
12/1/25 R Read 2nd & Rerefer  
12/2/25 TEU Read 2nd & Rerefer  
12/2/25 F Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/5/26 R Approve 7-0  
1/6/25 TEU Amend/Approve 6-0  
1/6/26 F Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**AMEND/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**TEU AMENDMENT**

**Attach Revised Exhibit 1 (Board Agenda Memorandum) to correctly reflect the increase in pay range maximum of 3.0% instead of 2.5% for the Professional Employees' Association (PEA) union**

- **Total estimated cost over the 3-year term is approximately \$7.0 million broken out as follows:**

- FY 25/26 - \$1.3 million
- FY 26/27 - \$2.4 million
- FY 27/28 - \$3.3 million

- **Authorizes wage increases of:**

- FY 25/26 - 4.0%
- FY 26/27 - 3.5%
- FY 27/28 - 3.0%

20. [2025-0890](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver a 3rd Amdt to License Agrmt btwn the City & Dinsmore Civic Assoc, Inc., Extending the Term of the License Agrmt to 4/6/30, with 1 Add'l 5-Yr Renewal Option, at an Annual License Fee Rate of \$1.00, with Respect to the Bldg Commonly Known as the Dinsmore Historical Museum Located Generally at 7330 Civic Club Dr, Jax, FL 32219; Prov for City Oversight by the Parks, Recreation & Community Svcs Dept (Dillard) (Req of Mayor)  
12/9/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

21. [2025-0891](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a 12th Amdt to the Amended & Restated Equestrian Center Svcs Contract btwn the City & Northeast Florida Equestrian Society/H.O.R.S.E. Therapies, Inc., to Effectuate the Intent of this Ord; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Dillard) (Req of Mayor)  
12/9/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

**22. 2025-0892**

ORD Amend 2025-504-E, the FY 25-26 Budget Ord, to Replace Schedule B1a in Order to (1) Add a Grant in the Amt of \$204,000.00 from the FDLE for the Fusion Center, (2) Add a Grant in the Amt of \$150,000.00 from the Chartrand Foundation for the Peace Officer Wellness Empathy & Resilience (POWER) Prog, (3) Add a Grant in the Amt of \$100,000.00 from FDLE for Online Sting Operations, & (4) Add a Grant in the Amt of \$400,000.00 from FDLE for Operation Striking Distance, All within JSO; Approp the Fusion Center Grant Funds in the Amt of \$204,000.00 from the FDLE to Fund Domestic Security Analysts for the Northeast Florida Fusion Center (NEFFC); Auth 2 JSO Fusion Center Analyst Positions & 2,080 Part-Time Hours within JSO; Prov for City Oversight by JSO; Req 1 Cycle Emergency Passage (R.C. 26-027) (B.T. 26-014) (Dillard) (Req of Sheriff)

12/9/25 CO Introduced: NCSPHS, F

1/5/26 NCSPHS Emergency/Approve 6-0

1/6/26 F Emergency/Approve 6-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**EMERGENCY/APPROVE**

**Aye:** 6 - Carlucci, Howland, Arias, Lahnen, Pittman and Salem

**Excused:** 1 - Diamond

Mr. Peterson explained the emergency. Approved unanimously.

- **Amends Schedule B1a (third revised) to include the following continuation grants**
  - **Fusion Center Grant (FDLE) - \$204,000 / 2 FTE / 2,080 PT Hours**
  - **POWER Grant (Chartrand Family) - \$150,000**
  - **Online Sting Operation Grant (FDLE) - \$100,000**
  - **Operation Striking Distance Grant (FDLE) - \$400,000 / 3,465 PT Hours**
- **Appropriates and authorizes the Fusion Center Grant (funding and staff) to alleviate the need for JSO to seek MBRC authorization**
- **The nature of the emergency is that JSO is waiting for authorization to utilize these grant funds**
- **No City match required**

23. [2025-0893](#) ORD Approp \$245,220 from the International Association of Fire Fighters Contingency Acct to the Subsidies & Contributions to Private Org Acct to Prov a Grant to the Jax Association of Firefighters, IAFF Local No. 122, Inc. (JAFF) for Restoration of a Works Progress Admin Era Fire Tower as Described Herein; Prov for Carryover of Funds to 9/30/27; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with JAFF; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & JAFF for the Prog; Prov for Oversight by the Dept of Public Works (Staffopoulos) (Introduced by CM White)  
12/09/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

**READ 2ND & REREFER**

24. [2025-0894](#) ORD Approp \$41,100 from a Special Council Contingency Acct to the PWRE Real Estate - Other Gen Governmental Svcs - Other Professional Svcs Acct to Pay the Costs for a Title Report & Environmental Site Assessment for 6 Parcels Under Consideration for Purchase in Council Dist 9 as More Particularly Described Herein; Prov for Reverter; Prov for Oversight by the Real Estate Div of the Dept of Public Works (Staffopoulos) (Introduced by CM Clark-Murray)  
12/09/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

**READ 2ND & REREFER**

25. [2025-0896](#) ORD Auth a Position Funded by the Federal Home Investment Partnership (Home) Grant from the U.S. Dept of Housing & Urban Dev & Appropd by 2025-388-E (R.C. 26-035) (Smith) (Req of Mayor)  
12/09/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

**READ 2ND & REREFER**

**26. 2025-0897** ORD Approp \$1,460,000 from Jax Recreation & Environmental Land Acquisition - Fund Bal to Provide Funding for the City's Acquisition of an 8.42± Acre Unimproved Parcel Located at 0 Jones Rd, Jax, FL (R.E. # 003355-0000) in Council Dist 12, to Be Used as a Public Park; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver that Certain Real Estate Purchase & Sale Agrmt btwn the City & Chad Development, LLC, a FL LLC, & All Closing & Other Docs Contemplated Therein or Relating Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt to Purchase the Subject Property at a Negotiated Purchase Price Not to Exceed \$1,450,000; Prov for Oversight by the Real Estate Div of the Public Works Dept for the Acquisition of the Property & by the Parks, Recreation, & Community Services Dept Thereafter (Wilson) (Introduced by CM White)  
12/9/25 CO Introduced: NCSPHS, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

**27. 2025-0900** ORD Approp \$2,480,034.00 from the Gen Fund Operating Fund - Interfund Transfer in Acct, Representing Returned Funding Related to Termination of the JIA CRA Pursuant to Ord 2023-496-E, Including (1) \$850,000.00 to JFRD for Thermal Imaging Cameras & Bail Out Kits, (2) \$400,000 to the Litter Campaign - Misc Svcs & Charges Acct for Costs Related to an Anti-Litter Campaign, (3) \$200,000.00 to Provide City Grant Funding to United Way of Northeast Florida, Inc. (UWNEF) for the State of Jax Initiative Including a Comp Community Data Platform as Described Herein, & (4) \$1,030,034 to the Budget Stabilization Reserve Contingency Acct; Invoking the Exemption in Sec 126.108(g) (Exemptions from Competitive Solicitation), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with UWNEF for the Prog; 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 UWNEF; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & UWNEF for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover to FY 26-27 (B.T. 26-023) (Dillard) (Req of Mayor)  
12/9/25 CO Introduced: NCSPHS, R, F  
1/5/26 NCSPHS Read 2nd & Reref  
1/5/26 R Read 2nd & Reref  
1/6/26 F Read 2nd & Reref  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Wednesday, January 21, 2026.**

**\*\*\*\*\*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.**

Amended Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 1.12.26 5:00 pm