

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Agenda - Revised Marked

**Tuesday, October 6, 2020**

**9:30 AM**

**Council Chambers 1st Floor, City Hall & Virtual**

### **Finance Committee**

*Matt Carlucci, Chair*  
*Randy DeFoor, Vice Chair*  
*Ron Salem, Pharm. D.*  
*Brenda Priestly Jackson*  
*Joyce Morgan*  
*LeAnna Cumber*  
*Scott Wilson*

*Legislative Assistant: Ladayija Nichols*  
*Legislative Assistant: Crystal Shemwell*  
*Council Auditor: Kim Taylor*  
*Asst. Council Auditor: Phillip Peterson*  
*Chief of Research: Jeff Clements*  
*Deputy General Counsel: Peggy Sidman*  
*Administration: Rachel Zimmer*

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:**

**Meeting Adjourned:**

**Council Auditor Kim Taylor to discuss:  
Report #736B: Follow-Up on Police and Fire Pension Fund Audit**

**Attendance:**

<b>Item/File No.</b>	<b>Title History</b>
<p>1. <a href="#">2020-0112</a> DEFER  At request of CM White</p>	<p>ORD Auth 5th Amend to Mgmt.Svcs. Agreemt btwn City of Jax &amp; Cecil Field Golf Course, LLC Which: (1) Extends Term of Agreemt for 5 addtn'l Yrs; (2) Eliminates Base Fee &amp; Percentage of Gross Revenues Payable to City in 2020; (3) Revises Pymt Schedule &amp; Percentage of Gross Revenues Going Forward; (4) Deletes Existing Insur &amp; Indemnification Language &amp; Replaces it with New Insur &amp; Indemnification Language; &amp; (5) Updates Applicable Provisions Regarding Public Records Laws; Prov Oversight by Parks Recreation &amp; Community Svcs. Dept. (Johnston) (Introduced by CM's White &amp; Salem) 2/11/20 CO Introduced: NCSPHS, F 2/18/20 NCSPHS Read 2nd &amp; Rerefer 2/19/20 F Read 2nd &amp; Rerefer 2/25/20 CO PH Read 2nd and Rereferred;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. &amp; CR 3.601- 2/25/20</p>

**2.** [2020-0181](#)

DEFER

At request of the  
Administration

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

**3.** [2020-0490](#)

DEFER

At request of the  
Administration

ORD Approp \$15,000.00 (\$7,500.00 from CSX Transportation, Inc. (CSX) & \$7,500.00 from the FL Dept of Transportation (FDOT) for Closure of E. 59th St. Railroad-Highway Grade Crossing; Auth the Mayor & Corp Secretary to Execute & Deliver the Stipulation of Parties for the Closure of E. 59th St. FDOT Crossing #621069K Railroad-Highway Grade Crossing btwn City of Jax, CSX, & FDOT for Permanent Closing of a Railroad-Highway Public Grade Crossing at E. 59th St.; Oversight by Dept of Public Works; Amend 2020-2024 5-Yr Capital Improvemt Program Apv by Ord 2019-505-E to Provide Funding for the Project Entitled "Railroad Crossings." (McCain) (Req of Mayor)  
8/11/20 CO Introduced: NCSPHS,TEU,F  
8/17/20 NCSPHS Read 2nd & Rerefer  
8/17/20 TEU Read 2nd & Rerefer  
8/18/20 F Read 2nd & Rerefer  
8/25/20 CO PH Read 2nd & Rereferred;NCSPHS,TEU,F  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/25/20

4. [2020-0527](#) ORD-MC Auth & Creating a New Part 3 (Downtown Preservation & Revitalization Prog), Chapt 55 (Downtown Investment Authority), Ord Code, to Create a New Downtown Preservation & Revitalization Prog ("DPRP") & Guidelines thereto to Incentivize the Preservation & Revitalization of Unoccupied or Deteriorating Historic & Qualified Non-Historic Bldgs. in Downtown Jax; Amending Chapt 111 (Special Revenue & Trust Accounts), Pt 9 (Neighborhood Development) Sec. 111.910 (Downtown Historic Preservation & Revitalization Trust Fund), Ord Code, to: (1) Replace the Guidelines Governing the Use of the Trust Fund with the Guidelines Attached Hereto as Exhibit 2 (The "HPRTF Guidelines"); (2) Amending Sec. 111.910, Ord Code, to Revise Eligibility Requirements for the Trust Fund Consistent with the HPRTF Guidelines, in Part to Auth the DIA Board to Make Grants in the up to Maximum Amount of \$100,000, Consistent with the Requirements of the HPRTF Guidelines; Amending the City's Public Investment Policy as Previously Auth. by ORD 2016-382-E, as Amended, to include the DPRP therein & revise the existing Downtown Historic Preservation & Revitalization trust Fund Prog to be Consistent with the terms & Conditions of this Ordinance. (Sawyer) (Req of DIA)(Co-Sponsor CM Carlucci)
- AMEND
- See Auditor's Summary on pgs. 9 - 10
- Contact:  
Steve Kelley
- 8/25/20 CO Introduced: F, R  
9/1/20 F Read 2nd & Rerefer  
9/1/20 R Read 2nd & Rerefer  
9/8/20 CO PH Read 2nd & Rereferred;F,R  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20

#### AMENDMENT

1. Revise bill title to include provision for phase-in period
2. Pg. 1, line 16: insert comma after "Development"
3. Pg. 3, line 28: insert dollar sign before "100,000"
4. Pg. 5, line 2: insert close parentheses after "Fund"
5. Pg. 5, line 3: insert title of Chapter 111
6. Pg. 10, line 9: strike "DHPTF" and insert "HPRTF"
7. Attach revised Exhibit 1 (DPRP Guidelines) to correct scrivener's errors and clarify project approval process within the DPRP
8. Attach revised Exhibit 4 (DPRP Public Investment Policy Summary) to correct numbering on pg. 2
9. Remove references to on file documents throughout bill

5. [2020-0528](#) ORD-MC Amending Sec.108.507 (Representation of City Officials & Employees in Civil Matters), Pt. 5 (Legal Svcs.), Chapt 108 (Central Svcs.), Ord Code, to Include a Provision for Notice to the Office of General Counsel if an Individual Intends to Seek Reimbursement for Outside Counsel Attorney's Fees from the City for Civil or Criminal Actions; Provision Regarding rights Under FL Common Law & Regarding Criminal Actions or Criminal Investigations. (Johnston) (Introduced by CM Dennis)  
 8/25/20 CO Introduced: F, R  
 9/1/20 F Read 2nd & Rerefer  
 9/1/20 R Read 2nd & Rerefer  
 9/8/20 CO PH Read 2nd & Rereferred;F,R  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20
- Scrivener's  
 Contact:  
 CM Dennis

**Scrivener's**

1. Pg. 2, line 11: **italicize “or investigation”**
2. Pg. 3, lines 16-17: **strike “on a yearly basis”**

6. [2020-0529](#) ORD-MC Amending Chapt 120 (General Employees & Correction Officer Pension Plans & all Employees Defined Contribution Retirement Plans), Pt. II (The General Employees Retirement Plan), Sec.120.206 (Time Svc Retirement Benefit; Cost of Living Adjustments), Ord Code, to Provide a 6 Month Window for Early Retirement as Follows: (1) Retirement at the Age of 60 w/5 Yrs Credited Svc; (2) Retirement at the Age of 55 w/10Yrs Credited Svc; & (3) Early Retirement w/20 Yrs. Credited Svc with a Reduced Benefit; Providing for Codification Instructions; Requirement of Actuarial Report; Requiring Collective Bargaining Where Applicable.(Sawyer) (Introduced by CM Dennis)  
 8/25/20 CO Introduced: NCSPHS,TEU,F, R  
 8/31/20 NCSPHS Read 2nd & Rerefer  
 8/31/20 TEU Read 2nd & Rerefer  
 9/1/20 F Read 2nd & Rerefer  
 9/1/20 R Read 2nd & Rerefer  
 9/8/20 CO PH Read 2nd & Rereferred;NCSPHS,TEU,F,R  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20
- DEFER  
 At request of  
 CM Dennis
7. [2020-0541](#) ORD Approp \$798,124.00 in Northbank CRA Investmnt Pool Earnings & Interest Income to Existing CRA Planned Auth Expenditure Programs (\$300,000 to Urban Art, \$250,000.00 to Loans, & \$247,124.00 to Retail Enhancement Program). (B.T. 20-071) (McCain) (Req of Mayor)  
 8/25/20 CO Introduced: NCSPHS, F  
 8/31/20 NCSPHS Read 2nd & Rerefer  
 9/1/20 F Read 2nd & Rerefer  
 9/8/20 CO PH Read 2nd & Rereferred;NCSPHS,F  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20
- DEFER  
 At request of  
 DIA

8. [2020-0557](#) ORD-MC re the Annual Review of Fees; Amend Sec 106.112 (Annual Review of Fees), Chapt 106 (Budget and Accounting Code), Ord Code, to Remove the Provision that Allows for Fee Increases to become Effective Upon the Chief Finance Officer Filing Changes to the Fee Structure w/ the Council Secretary. (Sidman) (Introduced by CM Cumber) (Co-Sponsored by CM's Diamond, Bowman, Pittman, Freeman White, Becton, Gaffney, Morgan, Salem, Ferraro & Wilson)  
 NCSPHS AMEND  
 Contact:  
 CM Cumber
- 9/8/20 CO Introduced: NCSPHS, TEU, F, R  
 9/14/20 NCSPHS Read 2nd & Rerefer  
 9/14/20 TEU Read 2nd & Rerefer  
 9/15/20 F Read 2nd & Rerefer  
 9/15/20 R Read 2nd & Rerefer  
 9/22/20 CO PH Read 2nd & Rereferred; NCSPHS, TEU, F, R  
 10/5/20 NCSPHS Amend/Approve 7-0  
 10/5/20 TEU Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20

**NCSPHS AMENDMENT****Clarify that any fee changes will be approved through legislation**

9. [2020-0559](#) ORD-MC Creating a New Chapt 797 (Local Option Vessel Registration Fee), Ord Code, Adopting the Local Option Vessel Registration Fee Permitted by State Law; Setting Effective Date of New Local Option Vessel Registration Fee as 1/1/21; Directing the Chief of Legislative Svcs to Forward a Copy of the Ord Upon Enactment to the Tax Collector & to the Mayors of Baldwin, Atlantic Beach, Jax Beach & Neptune Beach; Directing the Tax Collector to Notify the State of Imposition of the New Local Option Vessel Registration Fee. (Johnston) (Introduced by CM Dennis)  
 DEFER  
 At request of  
 CM Dennis
- 9/8/20 CO Introduced: NCSPHS, TEU, F, R, JWC  
 9/14/20 NCSPHS Read 2nd & Rerefer  
 9/14/20 TEU Read 2nd & Rerefer  
 9/15/20 F Read 2nd & Rerefer  
 9/15/20 R Read 2nd & Rerefer  
 9/22/20 CO PH Read 2nd & Rereferred; NCSPHS, TEU, F, R, JWC  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20
10. [2020-0583](#) ORD Approp \$69,792.00 from U.S. Dept of Justice, Bureau of Justice Assistance, for the State Criminal Alien Assistance Prog. (B.T. 20-113) (McCain) (Req of Sheriff)  
 2nd
- 9/22/20 CO Introduced: NCSPHS, F  
 10/5/20 NCSPHS Read 2nd & Rerefer  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

11. [2020-0586](#)  
2nd  
ORD Apv & Auth the Mayor, his Designee, & Corp Secretary to Execute & Deliver the Amended & Restated Use Agreement btwn the City of Jax & SZH Hockey, LLC. for use of the VyStar Veterans Memorial Arena, located at 300 A. Phillip Randolph Blvd, Jax, FL 32202, by the Jax Icemen Ice Hockey Team; Oversight by Sports & Entertainment Div of Parks, Rec & Comm Svcs Dept. (McCain) (Req of Mayor) (Co-Sponsored by CM Cumber)  
9/22/20 CO Introduced: NCSPHS, F  
10/5/20 NCSPHS Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20
12. [2020-0587](#)  
2nd  
ORD Approp \$100,000.00 from the Northwest Jax Economic Dev Fund (NWJEDF), Interest Income, to the NWJEDF, Subsidies & Contributions to Private Orgs, for Purpose of Providing Northwest Jacksonville Business Infrastructure Grant (The “Big Grant”) to Phoenix Products, LLC, to Support the Construction of New Administrative Bldg; Making Certain Findings & Auth the Mayor, his Designee, & Corp Secretary to Execute & Deliver for & on Behalf of the City, the Economic Dev Agreement btwn the City & Company; Auth Apvl of Technical Amendmnts by Executive Director of the Office of Economic Dev (OED); Affirming the Proj’s Compliance with NWJEDF Guidelines Apvd & Adopted by Ord 2016-779-E; Oversight by the OED.  
(B.T. 20-118) (Sawyer) (Req of Mayor)  
9/22/20 CO Introduced: NCSPHS, F  
10/5/20 NCSPHS Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20
13. [2020-0588](#)  
2nd  
ORD Auth the Mayor & Corp Secretary to Execute a 2nd Amendmnt to the Contract with Jacksonville University to Renew the Contract for a 2nd Addnl Yr for Continuing Manatee Protection Studies for FY 2020-2021, & to Include the Continuing Task for a Boater Speed Zone Compliance Study, Subject to Appropriation by City Council. (Grandin) (Introduced by CM Ferraro) (Co-Sponsored by CM Morgan)  
9/22/20 CO Introduced: NCSPHS, F, JWC  
10/5/20 NCSPHS Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

14. [2020-0590](#)  
2nd
- ORD Approp \$6,700.00 in Fund Balance from Environmental Protection Fund (The "Fund") to Provide Funding for Completion of 4-Yr, Comprehensive Study of Mercury in the Duval County Environment; Providing for Carryover of Fund thru 9/30/21; Provide for Waiver of Sec 111.755 (Environmental Protection Fund), Part 7, (Environment & Conservation), Chapt 111 (Special Rev & Trust Accounts), Ord Code, to Auth the Environmental Protection Board (EPB) to Utilize Funds from the Fund to Purchase Equipmnt to be Used During Mercury Study; Invoking the Exception of Sec 126.107(G), Chapt 126, Ord Code, to Allow for Direct Contract with Jacksonville University (JU) for the Mercury Study; Providing for Waiver of Sec 360.602, (Uses of Fund), Part 6 (Environmental Protection Fund), Chapt 360 (Environmental Regulation), Ord Code, to Auth EPB to Utilize Funds to Purchase Equipmnt to be Used During Mercury Study; Apv & Auth the Mayor, his Designee, & Corp Secretary to Execute & Deliver for & on behalf of the City, Any Amendmnts to Agreemnt btwn City of Jax & JU to Effectuate the Intent of this Ord; Oversight by Neighborhoods Dept, Environmental Quality Div; Requiring a Final Report. (B.T. 20-114) (Staffopolous) (Req of Mayor) (Co-Sponsored by CM Morgan)  
9/22/20 CO Introduced: NCSPHS, TEU, F, R, JWC  
10/5/20 NCSPHS Read 2nd & Rerefer  
10/5/20 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20



- 15.**     [2020-0591](#)     ORD Making Certain Findings & Auth the Mayor, his Designee, & Corp Secretary to Execute: (1) Redevelopment Agreement btwn the City of Jax & Armory Redevelopment Associates, LLC; (2) Lease Agreement Btwn the City of Jax & Armory Redevelopment Associates, LLC (“Developer”); (2) A lease Agreement btwn City of Jax & Armory Redevelopment Associates, LLC with an Initial Lease Term of 40 Yrs; (3) A Quitclaim Deed with Right of Reverter Conveying a City-Owned Parcel of Land to the Developer;& (4) Related Agreements as Described in the Redevelopment Agreement, for the Renovation & Lease of Armory Building, to Provide for the Purchase by the Developer of Adjacent 2.97± Acre of City-Owned, Improved Property, located at 928 Liberty St, to be Developed into Approx 100 Residential Units, & Provide an Option to Developer to Purchase the Armory Building for a Period of 15 Yrs from the Effective Date of Lease at Purchase Price of \$2,749,975.00 with Annual Increases As Set Forth in Lease; Designate Office of Economic Dev as Contract Monitor for the Redevelopment Agreement, Lease; Designating the OED as Contract Monitor for the Redevelopment agreement, Lease, Quitclaim Deed & Related Agreements; Oversight By Dept of Public Works & OED; Auth Execution of All Docs Related to Above Agreements & Transactions, & Auth Technical Changes to the Docs.(Sawyer) (Req of Mayor)  
9/22/20 CO Introduced: NCSPHS, TEU,F,R  
10/5/20 NCSPHS Read 2nd & Rerefer  
10/5/20 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20
- 16.**     [2020-0592](#)     ORD Appv Isle of Palms Special Dist Amended FY 2020-2021 Budget, per Ord 2011-724-E & Sec 189.02 F.S. (Johnston) (Introduced by CP Hazouri, per Ord 2011-724-E)  
9/22/20 CO Introduced: F  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

**Council Auditor's Office  
2020-527**

**Overall Summary**

- Amends Ord. Code Section 111.910 on the Historic Preservation and Revitalization Trust Fund ("HPRTF") and adopts revised guidelines
- Creates a new Part 3 within Ord. Code Ch. 55 to establish a Downtown Preservation and Revitalization Program ("DPRP") and adopts guidelines for the program
- Revises the City's Public Investment Policy to incorporate the guidelines
- Provides for a 90 day phase-in period for new guidelines

**HPRTF Summary**

- Maximum grant amount of \$100,000 per project (formerly \$1,000,000)
- Grants will have a five year term, forgiven 20% per year, with a clawback in the event of sale, transfer, or default
- Approved by DIA without further Council action, subject to availability of unencumbered funds
- Project must be located within DIA boundary
- Structures must either be designated a local historic landmark or have submitted an application for designation at time of application for HPRTF funding and must be designated prior to disbursement of funding
- All work must be reviewed and approved by the Planning and Development Department
- Revises funding limits to 20% - 75% of eligible costs based on the type of rehabilitation
- Establishes a maximum funding level of 40% of total development costs ("TDC")
- Requires minimum developer equity of 10% of TDC
- Establishes a minimum ROI of 0.50x

**DPRP Summary**

- Project must be located within DIA boundary
- Designed to support projects in excess of \$100,000
- Each project requires City Council approval
- Three general funding components – Historic Preservation Restoration and Rehabilitation Forgivable Loan, Code Compliance Renovations Forgivable Loan, and Downtown Preservation and Revitalization Program Gap Loan
- Requires minimum developer equity of 10% of TDC
- Establishes a minimum ROI of 0.50x
- All agreements include clawback language
- Establishes total City funding limits of 25% - 50% depending on developer equity and local landmark status

**Historic Preservation Restoration and Rehabilitation Forgivable Loan ("HPRR Forgivable Loan")**

- Building must be designated as a local historic landmark in order to receive funding
- Funding not to exceed 30% of TDC and limited to 20% - 70% of eligible costs based on

**the type of rehabilitation**

- **Structured as a 5-year, interest-free forgivable loan**

**Code Compliance Renovations Forgivable Loan (“CCR Forgivable Loan”)**

- **Building not required to be a local historic landmark but must be a contributing structure in the Downtown National Historic District or be at least 50 years old**
- **May include up to 75% of eligible costs for bringing the property up to Code, including costs of environmental remediation or abatement and costs related to fire and safety requirements**
- **Funding not to exceed 30% of TDC when the building is a locally designated landmark or 25% of TDC when the building is not designated a local landmark**
- **Structured as a 10-year, interest-free forgivable loan**

**Downtown Preservation and Revitalization Program Gap Loan (“DPRP Gap Loan”)**

- **Loan will be not less than 20% of gap funding where developer equity (net of developer fee) is less than 25% of TDC**
- **Gap loan may not exceed 20% of TDC and may not be used on a stand alone basis**
- **Structured as non-amortizing 10-year loan, with interest payable annually equal to the 10 year Treasury note rate at the time of closing**
- **Partial principal reductions may be made after the 5th anniversary with no prepayment penalty, however, 50% of the loan balance must remain outstanding through the loan maturity date unless the property is sold or refinanced**

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

**NOTE: The next regular meeting will be held Tuesday, October 20, 2020.**

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.