

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, November 4, 2025

1:00 PM

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

Finance Committee

Raul Arias, Chair

Nick Howland, Vice Chair

Ron Salem

Rory Diamond

Joe Carlucci

Will Lahnen

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.

Meeting Convened: 1:01 p.m.**Meeting Adjourned: 2:22 p.m.**

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

Attendance:**CM Peluso: 2025-781****Presentation on 2025-781**

There was a brief presentation from each of the entities for which there are appropriations in this bill. \$6,000,000 to the University of North Florida for capital repairs and upgrades to Hodges Stadium and construction of additional grass practice fields at the facility, will allow UNF to market the facility as a premier venue to host various regional and national conferences and sporting events, the City may use the stadium and its surrounding facilities for mutually agreed community events as scheduling permits with waived rental fees. Economic impact for the city through tourism/bed tax.

\$5,000,000 to Florida State College at Jacksonville for the purchase of a building at Cecil Commerce Center to house the FSCJ Training Institute for skilled construction and logistics trades or advanced manufacturing.

\$1 million to Northeast Florida Builders Association, Inc. for design, permitting and construction of the NEFBA Workforce Development Center, a centralized hub for classroom and lab instruction, outreach, and community engagement.

\$2,675,000 to Edward Waters University, Inc. for design, permitting and construction of a "Living, Learning, Community Center" residential facilities for EWU students and visitors to the campus and a venue and multi-purpose space for the University and the public.

\$325,000 to Workforce Industrial Training, LLC for the Operation Boost Initiative year-round, cost-free training for residents of Duval County who face barriers to employment, enables 100 students to earn nationally recognized certifications and credentials in various skilled trades including, but not limited to, construction site safety, carpentry, electrical, flooring, forklift operations and warehouse operations.

There was discussion about the possibility of using TDC funds for some of the funding for the UNF project. CM Howland expressed support for the portions of the bill related to workforce training. CM Lahnen shared concerns related to the deficit. CM Salem asked about clawbacks in the contracts, and said he would support funds going towards deficit reduction. CM Pittman asked about the amount specified for the WIT program and why it is less than the other projects. CM Peluso asked about the extension of the lease for the Schell Sweet Community Resource Center on the EWU campus.

Item/File No.**Title History**

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 Projs 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. [2025-0424](#) ORD Approp \$1,000,000.00 from the Riverfront Plaza Restaurant Proj - Contingency Acct to the Snyder Memorial Redev Incentive - Trust Fund Authorized Expenditures Acct, All Within the Downtown Northbank CRA Trust Fund, to Be Disbursed by the DIA Brd in Connection with Incentives Related to the Snyder Memorial Methodist Episcopal Bldg & Consistent with the DIA BID Plan (B.T. 25-092) (Dillard) (Req of Mayor)
6/10/25 CO Introduced: NCSPHS, F
6/16/25 NCSPHS Read 2nd & Rerefer
6/17/25 F Read 2nd & Rerefer
6/24/25 CO PH Read 2nd & Rerefer
7/14/25 NCSPHS Amend/Approve 7-0
11/4/25 F Amend/Approve 6-1(Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

AMEND/APPROVE

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

Nay: 1 - Diamond

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

Guy Parola, DIA, spoke on behalf of the bill. CM Lahnen asked about the funding source, which is from TIF dollars not from the General Fund.

AMENDMENT

1. Correct account name to "Snyder Historic Renov Incentive - Miscellaneous Grants and Aids account"
2. Revise fiscal year of appropriation to 2025-2026
3. Pg. 2, line 11: strike "grant"
4. Attach Revised Exhibit 1 (BT) to correct account names

5. [2025-0727](#) ORD Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, a 1st Amdt to Agrmt for Sale & Purchase btwn City & the Harbour Waterway Special Dist in Order to Extend the Time for Completion of the Dist's Performance Obligations from 3 Yrs to 6 Yrs, as Estabd in the Original Agrmt for Sale & Purchase; Prov for Continued Oversight by the Parks, Recreation & Community Svcs Dept (Wilson) (Introduced by CM Gay)
9/23/25 CO Introduced: NCSPHS, F
10/6/25 NCSPHS Read 2nd & Rerefer
10/7/25 F Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
11/3/25 NCSPHS Approve 6-0-1 (Gay)
11/4/25 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/14/25

APPROVE

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

Stanley Pipes spoke on this item.

6. [2025-0766](#) ORD Auth Add'l Part-Time Hrs for the Proj Funded by the EPA Climate Pollution Reduction Grant from the U.S. EPA & Appropd by 2023-839-E; Amend 2025-504-E, the FY 25-26 Budget Ord, to Replace Schedule B1a in Order to Auth an Increase in Part Time Hrs for the Grant Proj (R.C. 25-163) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 TEU Amend/Approve 6-0
11/4/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

- 1. Attach Revised Exhibit 2 (Second Revised Schedule B1a) to correct schedule**
- 2. Correct Scrivener's**

- Authorizes total of 2,340 part time hours for grant activity in FY 2025/26**

7. [2025-0767](#) ORD Approp \$292,610.25 in Grant Funds from the FDEP to Prov Funding for the Dev of the City Adaptation Plan; Prov for Oversight by the Office of Resiliency of the Planning & Dev Dept (B.T. 26-009) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Approve 7-0
11/4/25 TEU Approve 6-0
11/4/25 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

APPROVE

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

- **Funds appropriated for Contractual Services**
- **Grant period ends June 30, 2027 and no City match is required**

8. [2025-0768](#) ORD Approp \$100,000.00 in Grant Funds from the FDEP to Prov Funding for the Household Hazardous Waste Facility Proj; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect This Approp of Funds; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 26-010) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 TEU Amend/Approve 6-0
11/4/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT**Attach Revised Exhibit 2 (CIP) to correct previous appropriations**

- **Required City match (\$33,000) appropriated in the FY 2025/26 Budget**
- **Appropriated funds will be used for design of improvements**
- **Grant period ends June 30, 2026**

9. [2025-0769](#) ORD Approp \$171,364.00 in Supplemental Grant Funds from the FDOT to Prov Reimb to the City for the Funding of Construction & Construction Oversight of the Pedestrian Safety Improvements on Park St & Margaret St from Riverside Ave to the I-95 Ramps; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect This Approp of Funds; Prov for Oversight by the Engineering & Construction Mgmt Div of the Public Works Dept (B.T. 26-007) (Dillard) (Req of Mayor)
- 10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 TEU Amend/Approve 6-0
11/4/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT**Attach Revised Exhibit 3 (CIP) to correct prior appropriation**

- **Total grant funding of \$408,122 provided for project**
- **Grant period ends 12/31/25 and no City match required**

10. [2025-0774](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, an Amdt to the FY 23-24 Article V Trust Fund Agrmt btwn the City & Jacksonville Area Legal Aid, Inc., Originally Appvd & Authd by Ord 2023-504-E, to Extend the Term of the Agrmt to Exp on 12/31/24; Prov for Cont'd Oversight by the Grants & Contract Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Boylan)
10/14/25 CO Introduced: NCSPHS, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Approve 7-0
11/4/25 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

APPROVE

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

- **Authorizes a three-month extension to the FY 23/24 Article V contract with Jacksonville Area Legal Aid, Inc. (“JALA”) which ended September 30, 2024**
- **Extension will allow JALA to be reimbursed \$27,812.48 (already appropriated) for services provided after the contract ended**

11. [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

12. [2025-0776](#) ORD Making Certain Findings, & Apv & Auth the Execution of an Economic Dev Agrmt btwn the City & Aventura Jax Propco, LLC, to Support the Construction of a Surf Park Facility & Related Improvements in Jax, FL; Auth a 10-Yr REV Grant Not to Exceed \$4,600,000; Apv & Auth the Execution of Docs by the Mayor, or Her Desig, & Corp Sec; Auth Appvl of Tech Amends by the Executive Director of the OED; Prov for Oversight by the OED; Prov a Deadline for the Company to Execute the Agrmt; Affirming the Proj's Compliance with the Public Investment Policy Adopted by Ord 2024-286-E, as Amended (Sawyer) (Req of Mayor)
- 10/14/25 CO Introduced: NCSPHS, F
 10/20/25 NCSPHS Read 2nd & Rerefer
 10/21/25 F Read 2nd & Rerefer
 10/28/25 CO PH Read 2nd & Rerefer
 11/3/25 NCSPHS Amend/Approve 7-0
 11/4/25 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

Ed Randolph, OED, explained the surf park project and the benefits for the city.

AMENDMENT

1. Include waiver of Public Investment Policy to authorize a REV Grant for a project that is not in a Targeted Industry Category or located in an Economically Distressed Area or a Community Redevelopment Area

2. Place Revised Economic Development Agreement on file to strike reference to Job Creation Schedule, update Code references, and correct scrivener's errors

- **Authorizes an Economic Development Agreement with Aventura Jax Propco LLC ("Company") for construction of a surf park facility and related amenities and purchase of related equipment**
- **Estimated total private capital investment of \$62,000,000**
- **Establishes a deadline of 6/30/29 for completion of the improvements**
- **Requires a minimum of 10 new jobs at an average salary of \$50,000 created by 6/30/29**
- **Authorizes a 10-year-year 75% REV Grant not to exceed \$4,600,000**
 - **The REV Grant will be proportionately reduced if a minimum capital investment of \$62,000,000 is not met by 6/30/29 and terminated if a minimum capital investment of \$60,000,000 is not met by 6/30/29**
 - **The REV Grant will be terminated if the Company 1) fails to create at least 10 new jobs by 6/30/29 and 2) fails to maintain a minimum of 10 New Jobs at 90% of the average wage throughout the term of the REV Grant**
- **OED has calculated the ROI as 1.36 over a 10-year period**

13. [2025-0777](#) ORD Approp \$35,000 from the NW OED Fund - Contingency Acct, to the NW OED Fund - Subsidies & Contributions to Private Orgs Acct, for the Purpose of Providing a NWJEDF Business Infrastructure Grant to Main Street Food Park & Mini Golf, LLC to Fund Certain Infrastructure Improvements in Connection with the Renovation of an Existing Bldg & Construction of an 18-Hole Mini Golf Course on the Property Located at 2403 N Market St; Making Certain Findings, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Economic Dev Agrmt btwn the City & Company, to Support the Proj; Auth the Big Grant; Auth Appvl of Tech Amends by the Executive Director of the OED; Affirming the Proj's Compliance with the NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended; Affirming the Proj's Compliance with the Public Investment Policy Adopted by Ord 2024-286-E, as Amended; Prov for City Oversight by the OED (B.T. 25-122) (Sawyer) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

- 1. Place Revised Economic Development Agreement on file to correct JSEB amount and Scrivener's**
- 2. Correct Scrivener's**

- **Authorizes an Economic Development Agreement with Main Street Food Park and Mini Golf, LLC for the renovation of an existing building and construction of an 18-hole mini golf course in Springfield**
- **Estimated total private capital investment of \$550,000**
- **Creation of 10 new jobs**
- **Establishes a deadline of 12/31/26 for completion of construction of the improvements**
- **Establishes New Jobs creation date of 12/31/26**
- **Authorizes a Business Infrastructure Grant of \$35,000**
 - **Grant will be proportionately reduced if a minimum capital investment of \$550,000 is not met by 12/31/26**
 - **Grant will be required to be paid back if new job requirement is not met by 12/31/26**
 - **If Company ceases operations during first 5 years, a sliding scale clawback of the Grant is payable back to the City**
- **OED has calculated the ROI as 1.77 over a 10-year period**

14. [2025-0778](#) ORD Approp \$50,000 from the NW OED Fund - Contingency Acct, to the NW OED Fund - Subsidies & Contributions to Private Orgs Acct, for the Purpose of Providing a NWJEDF Business Infrastructure Grant to Springfield Animal Hospital, LLC to Fund Certain Infrastructure Improvements in Connection with the Renovation of an Existing Bldg & Construction of a Dog Park Located at 1632 N Main St, Jax, FL; Making Certain Findings, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Economic Dev Agrmt btwn the City & Company, to Support the Proj; Auth the Big Grant; Auth Appvl of Tech Amends by the Executive Director of the OED; Affirming the Proj's Compliance with the NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended; Affirming the Proj's Compliance with the Public Investment Policy Adopted by Ord 2024-286-E, as Amended; Prov for City Oversight by the OED (B.T. 25-121) (Sawyer) (Req of Mayor) 10/14/25 CO Introduced: NCSPHS, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

1. Place Revised Economic Development Agreement on file to correct JSEB amount and Scrivener's

2. Correct Scrivener's

- **Authorizes an Economic Development Agreement with Springfield Animal Hospital, LLC for renovation of an existing building for use as a veterinary hospital and dog park**
- **Estimated total private capital investment of \$1,000,000**
- **Creation of 6 new jobs**
- **Establishes a deadline of 12/31/26 for completion of construction of the improvements**
- **Establishes New Jobs creation date of 12/31/29**
- **Authorizes a Business Infrastructure Grant of \$50,000**
 - **Grant will be proportionately reduced if a minimum capital investment of \$1,000,000 is not met by 12/31/26**
 - **Grant will be required to be paid back if new job requirement is not met by 12/31/29**
 - **If Company ceases operations during first 5 years, a sliding scale clawback of the Grant is payable back to the City**
- **OED has calculated the ROI as 1.9 over a 10-year period**

15. [2025-0780](#) ORD Approp \$48,000 from General Fund Operating Reserves to the EDED OED Special Initiatives - Equal Opportunity - Subsidies & Contributions to Private Org Acct, to Make Funds Available for the Veteran's Entrepreneurial Grant Prog in FY 25-26 (Staffopoulos) (Introduced by CM Lahnen) (Co-Sponsors CMs Miller, Johnson, J. Carlucci, Pittman, Howland, Arias & Salem)
- 10/14/25 CO Introduced: NCSPHS, F
- 10/20/25 NCSPHS Read 2nd & Rerefer
- 10/21/25 F Read 2nd & Rerefer
- 10/28/25 CO PH Read 2nd & Rerefer
- 11/3/25 NCSPHS Approve 7-0
- 11/4/25 F Approve 6-0
- Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

APPROVE

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

CM Lahnen explained the bill. CM J. Carlucci asked about future funding for this initiative. CMs J. Carlucci, Pittman, Arias, Howland and Salem asked to be added as co-sponsors.

• Appropriates lapsed funding for continued operation of Veteran's Entrepreneurial Grant Program previously approved pursuant to 2023-807-E

16. [2025-0781](#) ORD Making Certain Findings & Approp \$15,000,000 from Council Contingency Accts to Subsidies & Contributions to Private Org Accts (\$4,000,000) & Subsidies & Contributions to Other Govt Accts (\$11,000,000) to Prov City Funding for Various Progs & Capital Projs as Follows: (1) \$1,000,000 to Northeast Florida Builders Association, Inc. (NEFBA) for the NEFBA Workforce Dev Ctr, (2) \$2,675,000 to Edward Waters University, Inc. (EWU) for the Living, Learning, Community Ctr, (3) \$325,000 to Workforce Industrial Training, LLC (WIT) for the Operation Boost Initiative, (4) \$6,000,000 to the UNF for Capital Repairs & Upgrades to Hodges Stadium & Construction of Add'l Grass Practice Fields at the Facility, & (5) \$5,000,000 to FSCJ for Purchase of a Bldg at Cecil Commerce Ctr to House the FSCJ Training Institute; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver Agrmts btwn the City & NEFBA, EWU, WIT, UNF, & FSCJ for the Respective Prog or Proj to Be Undertaken by Each Entity as More Particularly Described Herein; 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 Direct Contracts with NEFBA & EWU (Staffopoulos) (Introduced by CM Arias) (Co-Sponsor CM Carlucci)
10/14/25 CO Introduced: NCSPHS, R, F
10/20/25 NCSPHS Read 2nd & Rerefer
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. & CR 3.601 - 10/28/25

DEFER

17. [2025-0783](#) ORD Making Certain Findings & Auth the City to Acquire by Propty Exchange That Certain 2.04± Acre Unimproved Parcel of Real Propty Located on West Bay St, Jax, FL 32202 (R.E. # 074888-0100) & Adjacent to the Prime F. Osborn II Convention Ctr in Council Dist 7 within the Northbank Downtown CRA, & Auth the Mayor, or Her Desig, to Execute: (1) a Propty Exchange Agrmt by & Among the City, DIA, & VC Cathedral, LLC, Which Propty Exchange Agrmt Provs for the Acquisition of the Developer Parcel by the City, the Disposition to Developer of That Certain 2.40± Acre Parcel Located at 200 Lee St (Westernmost 2.40± Acre Portion of R.E. # 074896-0000) in Council Dist 7 within the Northbank Downtown CRA, & Requiring the Demolition of the Bldg Located Partially on the City Parcel & Partially on the Easternmost 1.23± Acre Portion of R.E. # 074896-0000 the Ownership of Which Will Be Retained by the City; (2) a Quitclaim Deed Conveying the City Parcel to Developer; & (3) a Temporary Construction Easement & Related Docs as Described in the Propty Exchange Agrmt; Auth Conveyance of the City Parcel to Developer; Prov for City Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (Dillard) (Req of DIA)
10/14/25 CO Introduced: NCSPHS, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/4/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

1. Pg. 1, line 11: strike “II” and insert “III”

2. Place Revised Property Exchange Agreement on file to revise performance schedule extension authority to six months and correct scrivener’s errors

- **Authorizes a Property Exchange Agreement between the City and VC Cathedral, LLC (“Vestcor”) for the conveyance of an approximately 2.40 acre City-owned parcel located at 200 Lee Street in exchange for an approximately 2.04 acre parcel located on West Bay Street owned by Vestcor**
- **The City-owned parcel is appraised at \$3,230,000 (as vacant)**
- **The Vestcor-owned parcel is appraised at \$3,470,000**
- **Vestcor will be responsible for demolishing the building currently located on the City-owned parcel at its sole cost and expense within 180 days of the exchange**
- **Vestcor’s parcel will be subsequently conveyed to the University of Florida pursuant to the Redevelopment Agreement approved by Ord. 2025-395-E, which will reduce the City’s maximum indebtedness of that agreement by \$5 million**

- 18. [2025-0795](#)** ORD-MC re the JSEB Prog; Amend Sec 126.607 (JSEB Monitoring Committee; Annual Program Review), Subpt B (Program Administration), Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Resolve Conflicting Language re Required Reports & to Allow for More Frequent Mtgs of the Monitoring Committee; Amend Sec 126.613 (Jacksonville Small & Emerging Businesses Certification Criteria), Subpt D (Program Eligibility, Procedures, & Other Requirements), Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Resolve Conflicting Language, to Codify Along-Standing Prog Practice That a Business Must Be in Existence for at Least 1 Yr to Qualify for Certification & Prov That the Aforementioned 1 Yr Requirement Be Retroactive to the Enactment Date of Ord 2021-117-E; Prov for Codification Instructions (MacGillis) (Introduced by CM Freeman)
10/14/25 CO Introduced: NCSPHS, R, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Approve 7-0
11/3/25 R Amend/Approve 7-0
11/4/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

AMEND/APPROVE

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

Mr. Peterson explained the amendment. Approved unanimously.

AMENDMENT

- 1. Pg. 2, line 8: revise Ordinance reference to 2004-602-E**
- 2. Pg. 6, line 30: strike “(a)” and insert “(c)”**
- 3. Pg. 7, line 28: unstrike “Duval”**
- 4. Correct scrivener's errors**

• Amends Sec. 126.607 (JSEB Monitoring Committee; Annual Program Review) to 1) clarify that the JSEB Monitoring Committee will meet at least quarterly, but may meet more frequently as determined by the Chair and 2) require an annual report to the Mayor and City Council by April 30

• Amends Sec. 126.613 (Jacksonville Small and Emerging Businesses certification criteria) to 1) clarify formula for calculating annual gross revenue, 2) clarify business owner requirements, and 3) clarify application process for applicants previously denied certification

19. [2025-0806](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the Communications Workers of America (CWA), Representing 450± Members (Granat) (Req of Mayor)
 10/28/25 CO Introduced: R, TEU, F
 11/3/25 R Read 2nd & Rerefer
 11/4/25 TEU Read 2nd & Rerefer
 11/4/25 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

20. [2025-0807](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the American Federation of State, County & Municipal Employees (AFSCME) Representing 1,800± Members, Including Part-Time Employees (Granat) (Req of Mayor)
 10/28/25 CO Introduced: R, TEU, F
 11/3/25 R Read 2nd & Rerefer
 11/4/25 TEU Read 2nd & Rerefer
 11/4/25 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

21. [2025-0808](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & Laborers' International Union of North America (LIUNA), Representing 300± Members (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

22. [2025-0809](#) ORD Approp \$3,500,000 from Gen Fund GSD - Fund Bal to Fund the City Closing Fund Grant to Fidelity National Information Services, Inc., as Previously Authd by Reso 2019-596-A & Ord 2024-26-E (B.T. 26-013) (Dillard) (Req of DIA)
10/28/25 CO Introduced: F
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

23. [2025-0810](#) ORD-MC Creating a New Sec 106.330 (Direct Appropriations; Minimum Threshold), Subpt B (Special Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Estab a Mini Threshold Amt of \$25,000 for City Funding Awarded to a for-profit or not-for-profit Org by Direct Approp in Accordance with the Exemption from Competitive Solicitation Outlined in Subsec 126.108(g), Ord Code; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Lahnen)
10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

24. [2025-0812](#) ORD-MC Amend Sec 118.201 (Release of Appropriations) & 118.202 (Content of Audits by Independent Certified Public Accountant), Pt 2 (Disbursement of City Grants), Ch 118 (City Grants), Ord Code, to Amend Threshold Amts & Requirements for Content of Certain Audits Required to Be Performed by Grant Recipients; Prov for Codification Instructions; Req 1 Cycle Emerg Passage; Prov for Retroactive Appl of the Code Amdts Contained Herein to Recipients Whose FY Ended on 6/30/25, & Who Are Required to Submit an Audit Report to the City on or Before the End of October 2025 (Staffopoulos) (Introduced by CM Boylan)(Co-Sponsors CMs Clark-Murray, Miller, Howland & Pittman)
10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Emergency/Amend/Approve 7-0
11/3/25 R Emergency/Amend/Approve 7-0
11/4/25 F Emergency/Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

EMERGENCY/AMEND/APPROVE

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

Mr. Peterson explained the emergency. Approved unanimously.

Mr. Peterson explained the amendment. Approved unanimously.

CMs Howland and Pittman asked to be added as co-sponsors.

AMENDMENT

Clarify dollar amount ranges for audit reports of grant recipients

• **Amends Code Sec. 118.201 (Release of Appropriations) and 118.202 (Content of audits by independent certified public accountant) to:**

- a. **Revise the reporting deadline to allow audits to be submitted to the City within 120 days of the later of the close of the grant recipient's fiscal year or the final release of the annual Office of Management and Budget Compliance**

b. **Reference the Single Audit threshold amount stated in Title 2, Part 200, Subpart F of Federal**

Regulations rather than a set dollar amount

• **These changes will be effective beginning with audits due for the fiscal year ending June 30, 2025**

• **A one cycle emergency has been requested because the annual Office of Management and Budget Compliance Supplement has not been released yet, which is preventing organizations from being able to finalize and submit their required audits to the City by the current deadline established in the Ordinance Code**

25. [2025-0813](#) ORD Apv, Ratifying, & Auth the Execution of a Settlement Agrmt btwn the City & Candice O'Connell, Case # 3:24-CV-419-MMH-MCR, US Dist Court for the Middle Dist of FL; Approp \$175,000 from Gen Fund Operating Fund (General Fund - General Service District) to the Gen Fund Operating Fund (Judgments, Claims, & Losses Over \$50,000) to Prov Funding for Settlement of Pending Litigation; Auth the General Counsel, or His Desig, to Execute the Settlement Agrmt & Take Further Action, as Necessary, to Effectuate the Settlement & Conclude the Litigation (Mairs) (Req of OGC)
10/28/25 CO Introduced: R, F
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

26. [2025-0814](#) ORD Approp \$56,203.89, Including \$39,000.00 from the Edward Byrne Memorial Justice Assistance Grant Prog - Contractual Svcs Acct to the Edward Byrne Memorial Justice Assistance Grant Prog - Salaries Part Time Acct, & a Budgetary Adjustment to Correct Negative Bals in the Amt of \$17,203.89; Auth Positions (R.C. 26-014) (B.T. 26-016) (Smith) (Req of Mayor)
10/28/25 CO Introduced: NCSPHS, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

27. [2025-0815](#) ORD Auth the Mayor, or Her Desig, to Execute: (1) a 2nd Amend & Restated Hotel Redev Agrmt Among the City, DIA, & Shipyards Trustee Jacksonville, LLC, Successor by Assignment to Shipyards Hotel Jacksonville, LLC f/k/a Shipyards Hotel, LLC, which Amends & Restates the Previously Authd Amend & Restated Redev Agrmt Consistent with the Improvements Previously Authd by Ord 2022-871-E to, in Pt, Recognize Increased Mini Required Capital Investment for the Hotel Improvements, & Increase the Max Amt of the Previously Authd REV Grant by an Add'l \$6,000,000; (2) a Revised Marina Support Bldg Lease to Recognize Certain Rights of the Restaurant Operator, to Increase the Basic Rent to the City from \$1 Annually to \$15,000 Per Yr, to Be Offset Against Maintenance Obligations for the Event Lawn to Be Undertaken by Developer; (3) a Revised Marina Mgmt Agrmt to Auth the Marina Manager to Enter Into the Agrmt Prior to Substantial Completion of the Improvements So the Marina Improvements Can Be Fully Operation Upon Substantial Completion, Revise Language re Respective Maintenance Obligations, & Certain Other Changes a Set Forth Therein; (4) an Amend & Restated Riverwalk Improvements Costs Disbursement Agrmt, which Amends & Restated the Previously Executed Costs Disbursement Agrmt to Auth Acceptance & Opening of the Riverwalk Improvements to Coincide with the Opening of the Marina, with Certain Landscaping Improvements to Be Completed Thereafter; (5) an Amdt 1 to the Marina, Bulkhead & Pier Improvements Costs Disbursement Agrmt to Align Completion Dates; (6) an Amdt 1 to Marina Support Bldg Costs Disbursement Agrmt to Align Completion Dates; (7) a Consent & Reaffirmation of Guaranty; (8) a 2nd Amdt to the Tower Crane License Agrmt to Align Completion Dates; (9) a Drainage Easement btwn the City & the Developer; & (10) a Drainage Easement btwn the City & Shipyards Office, LLC, All on the Northbank of the St. Johns River within the Downtown E Northbank Downtown CRA; Auth a Revised, 75%, 20 Yr Recaptured Enhanced Value (REV) Grant in the Max Amt Not to Exceed \$56,581,200 in Connection with the Construction of the Hotel Improvements, which Increases the Max Amt Thereof by \$6,000,000; 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 Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2016-382-E, as Amend, to Auth the Increase in the REV Grant for the Hotel Improvements, which is Not Authd by the Public Investment Policy (Sawyer) (Req of DIA)
- 10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

READ 2ND & REREFER

Public comment: Carnell Oliver talked about workforce development.

NOTE: The next regular meeting will be held Tuesday, November 18, 2025.

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

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 11.7.25 5:00 pm