

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Monday, March 6, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Neighborhoods, Community Services, Public Health and Safety Committee

Randy DeFoor, Chair

Ron Salem, Pharm. D., Vice Chair

Michael Boylan

Tyrone Clark-Murray

LeAnna Cumber

Al Ferraro

Reggie Gaffney, Jr.

Legislative Assistant: Maritza Sanchez

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

Council Research: Colleen Hampsey

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Rachel Zimmer

Meeting Convened: 9:36 AM

Meeting Adjourned: 1:16 PM

Present: 8 - Chair Randy DeFoor, Vice Chair Ron Salem, Council Member Michael Boylan, Council Member LeAnna Cumber, Council Member Al Ferraro, Council Member Tyrona Clark-Murray, Council Member Reggie Gaffney Jr. and Terrance Freeman

Attendance:
CP Freeman - 2023-114

Item/File No.	Title History
1. <u>2022-0576</u>	ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor) 7/26/22 CO Introduced: NCSPHS, F 8/1/22 NCSPHS Read 2nd & Rerefer 8/2/22 F Read 2nd & Rerefer 8/9/22 CO PH Read 2nd & Rerefer Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

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

DEFER

3. [2023-0079](#) ORD Approp \$1,250,000 (\$1,100,000 from the Traffic Signalization - Countywide Proj & \$150,000 from the Countywide Intersection IMP - Intersection Proj) to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds from the Traffic Signalization - Countywide & Countywide Intersection IMP - Intersection Projs to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj (B. T. 23-040) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/7/23 F Amend/Approve 7-0
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

Attach Revised Exhibit 2 (CIP) to remove out years funding

AMEND/APPROVE

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

CM Ferraro asked about the installation of a traffic signal at another intersection in the area. Mr. LeDew, Chief of Traffic Engineering, said that installation project is in the works.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

4. [2023-0084](#) ORD Approp \$300,000 in Grant Funding from the DOJ, Office of Justice Programs, to Kids Hope Alliance (KHA) for Implementation of Proj Rise (Responding & Intervening Through Strength & Empowerment), a Prog Aimed at Increasing the Resiliency of Children & Youth Exposed to Violence, for the 1st Yr of a 3 Yr Grant Term Beginning 10/1/22 - 9/30/25; Amend the 2nd Revised Schedule M to Ord 2022-511-E; Invoking the Exemption in Sec 126.107 (g), Ord Code, with Respect to Svcs to be Prov by Managed Access to Child Health, Inc.; Apv, & Auth the Mayor, or His Designee, & the Corp Sec, &/or the CEO of KHA, to Execute & Deliver a Contract with Managed Access to Child Health, Inc. for the Provision of Professional Svcs for Proj Rise; Waiving the Requirements of Sec 77.111 (a) (Provider Contracts), Ch 77 (KHA), Ord Code, to Exempt the Svcs to be Provided by Managed Access to Child Health, Inc. from Competitive Procurement; Prov for Oversight by KHA (B.T. 23-041) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, R, F
2/21/23 NCSPHS Read 2nd & Rerefer
2/21/23 R Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/6/23 R Amend/Approve 6-0
3/7/23 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Pg. 3, line 15: strike “2022-511-E” and insert “2022-886-E”
 2. Pg. 4, line 19: strike “RISK” and insert “RISE”
 3. Attach revised Exhibit 2 (3rd Revised Schedule M) to correct grant period for Project RISE to 10/1/22 - 9/30/23
- Appropriates \$300,000 for the first year of a 3-year Department of Justice grant for the Responding and Intervening through Strength and Resilience (RISE) Project
 - No City match required
 - Waives the requirement in Code Sec. 77.111(a) that KHA provider contracts shall be competitively procured under Chapter 126, Ordinance Code, via an evaluated bid process in order to direct contract with Managed Access to Child Health, Inc. to provide program services under the grant

AMEND/APPROVE

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

CVP Salem asked about the direct contract with the service provider Managed Access to

Child Health Inc.

Dr. Moreland, Mayor's Office, explained that the provider was a part of the grant application.

CMs Salem, Boylan and Ferraro asked for more information about the service provider, as a follow up from Mr. Weinstein.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

5. [2023-0085](#) ORD Apv & Auth the CEO of the DIA to Execute & Deliver on Behalf of the City that Certain Dev Agrmt btwn the DIA & the Jax Historical Naval Ship Association, Inc. (JHNSA), for the Relocation of the Retired Naval Vessel USS Orleck (DD-886) (USS Orleck) in Downtown Jax as a Floating Museum, to Pier 1 at the Former Jax Shipyard Site on Jacksonville’s Northbank, Said Agrmt Being for a Certain Term & Contingent Upon Certain Conditions Precedent Being Met by JHNSA Prior to the City’s Entering Into (1) a 10 Yr License Agrmt with JHNSA, with 2 5-Yr License Renewal Options, Subj to the Mutual Agrmt of the Parties, for JHNSA to Construct, Operate & Maintain the Ship Museum, & (2) a License Agrmt for an up to 2 Yr Term Unless Extended by the CEO of the DIA as Prov Therein, for JHNSA to Install Improvements to Support Temporary Access to the Ship Museum; Auth the DIA to Execute Tech Amendments to the Dev Agrmt & License Agrmts in Accord with the Terms of the Dev Agrmt & License Agrmts Without Further Council Appvl; Prov a Deadline for JHNSA to Execute the Dev Agrmt & License Agrmts; Prov for Oversight by the DIA (Dillard) (Introduced by CP at Req of DIA)
2/14/23 CO Introduced: NCSPHS, F, JWC
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/7/23 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Clarify that performance schedule extensions are limited to a maximum of 1 year
 2. Place Revised Development Agreement on file to:
 - a. Clarify performance schedule extension authority,
 - b. Reflect that Conditions Precedent to City License Grant are required on or before March 21, 2023, and
 - c. Correct scrivener’s errors
- Approves Development Agreement and License Agreements with the Jacksonville Historic Naval Ship Association (JHNSA) to establish the USS Orleck as a ship-museum tourist attraction at Pier 1 in the Shipyards West Park
 - JHNSA required to meet following deadlines:
 - Execution of License Agreements by 3/21/23
 - Satisfaction of required conditions by 3/21/23
 - Completion of mooring improvements and relocation of vessel to Pier 1 by 3/31/23
 - Completion of construction of access ramp to the vessel and be open for tours within 60 days of executing License Agreements
 - JHNSA is required to provide an evergreen letter of credit in an amount equal to 110% of the estimated removal cost of the vessel
 - JHNSA will be required to operate the ship-museum a minimum of 14 hours per week

until the Shipyards West Park is open to the public, at which time the minimum weekly operational hours will increase to 40

- The initial license term is for 10 years with two five-year renewals at no cost
- Development Agreement contemplates that the City will perform the following:
 - Construction of Catherine Street extension,
 - Installation of temporary utilities, and
 - Construct Shipyards West Park

AMEND/APPROVE

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

Lori Boyer, DIA, said that the electricity at the new Orleck site will be on by the end of March.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

6. [2023-0087](#) ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt Btwn the City & RP Sports Investments, Inc. & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, For the Purchase By Developer of Certain Real Propty in Council Dist-7 Bounded by A. Philip Randolph Blvd & Georgia St. & btwn Albert St & Grant St in Jax, FL, Comprising of an ±5.83 Acre Parcel of Unimproved Real Propty, to Develop into an Office Bldg With a Min of 25,000 Sq Ft, A Soccer Stadium With a Min Seating Capacity of 2,500 Seats, & a Surface Parking Lot With a Min of 100 Parking Spaces; Prov For Oversight By the Real Estate Div of Public Works in Coordination With the OED (Sawyer) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 6-1 (Ferraro)
3/7/23 F Amend/Approve 7-0
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

Reflect that the longer inspection period is through September 30, 2023

- **RP Sports Investments (RPS) exercised their option to purchase the property on 1/31/23 in accordance with the terms of the Option Agreement (approved by 2019-853 -E)**
- **RPS may assign the Purchase Agreement to an affiliated entity that controls, is controlled by, or is under common control with RPS**
- **Conveyance of property is contingent upon the City obtaining consent from the parties in the FL/GA Agreement and to amend the FL/GA Agreement to exclude the subject property**
- **Closing must take place on or before January 31, 2024**
- **City has the right to execute reversion of property title if construction has not commenced on or before January 31, 2024**
- **City has the right to exercise a put option requiring RPS to pay the City the appraised market value of the property (plus interest) if construction of the project is not completed by July 31, 2025**

AMEND/APPROVE

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

Aye: 6 - DeFoor, Salem, Boylan, Cumber, Clark-Murray and Gaffney Jr.

Nay: 1 - Ferraro

7. [2023-0089](#) ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute a Redev Agrmt, Purchase & Sale Agrmt & Related Docs as Referenced Therein (Collectively, the “Agreements”) Btwn the City & A.R. Polar Jacksonville, LLC, & to Execute All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmts, For the Purchase by the City of an ±1.6 Acre Parcel of Company-Owned Real Propty (Company Parcel), at its Appraised Value on the Northbank of the St. Johns River (a Portion of R.E. # 130574-0000), Upon Which the City Intends to Construct a Marine Fire Station & Fire Vessel Mooring Facility, in Exchange For 2 Options for the Company to Acquire Up to 4.75 Acres of City-Owned Real Propty, Currently Used as a Retention Pond (a Portion of R.E. # 130574-0150, the “City Parcel”); the 1st Option is to Acquire 58, 750 Sq Ft of the City Parcel, Equal to the Fair Market Value of the Company Parcel, in Exchange for the City’s Purchase of the Company Parcel; the 2nd Option is to Purchase Up to the Balance of the City Parcel at a Purchase Price of \$38 Per Sq Ft, Subj to Certain Increases as Set Forth in the Redev Agrmt; The Options to Purchase Are For a Term of 5 Yrs From the Effective date of the Redev Agrmt, & If the Developer Does Not Close Pursuant to the 1st Option, the City Shall Pay a Purchase Price For the Company Parcel in the Amt of \$3,055,000; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Prov For Oversight of the Execution of the Agrmts by the DIA (Sawyer) (Introduced by CP at Req of DIA)
- 2/14/23 CO Introduced: NCSPHS, F, JWC
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/7/23 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

1. Pg. 3, line 6: strike “\$58” and insert “\$52”
2. Pg. 3, line 11: strike “Retention Pond Parcel” and insert “Fire Station Parcel”
3. Pg. 3, line 28: strike “signalizes” and insert “signalized”
4. Place revised Redevelopment Agreement on file to:
 - a. Include deadline to execute agreement within 30 days of bill effective date
 - b. Include deadline for City to commence Fire Station Improvements (March 31, 2024 or one year from closing, whichever is later)
 - c. Correct exhibits to Fire Station Purchase and Sale Agreement
 - d. Attach Repurchase Deed as Exhibit B to the Quitclaim Deed from City

AMEND/APPROVE

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

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

8. [2023-0093](#) ORD Declaring 9 Properties to be Surplus to the Needs of the City - 1247 Dyal St, Jax, FL 32206 (R.E. # 114081-0000), 1410 Florida Ave, Jax, FL 32206 (R.E. # 114619-0010), 1322 Harrison St, Jax, FL 32206 (R.E. # 114444-0000), 1305 Bridier St, Jax, FL 32206 (R.E. # 115302-0000), 0 13th St E Jax, FL 32206 (R.E. # 113702-0000), 719 5th St E, Jax, FL 32206 (R..E. # 114832-0020), 1130 12th St E, Jax, FL 32206 (R.E. # 114906-0000), 1442 FL Ave, Jax, FL (R.E. # 114614-0000), 1152 3rd St E, Jax, FL, 32206 (R.E. #114330-0000) (Collectively, the “Property”); Auth Conveyance of the Propty to Historic Eastside Community Development Corp, Inc., a Florida Not For Profit Corp, at No Cost, to be Used For the Provision of Affordable Housing; Auth the Mayor & the Corp Sec to Execute a Donation Agrmt, Quitclaim Deed & Other Conveyance Docs; Waiving Sec 122.424 (Disposition by Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, & Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow the Propty to be Conveyed to Historic Eastside Community Development Corporation, Inc., at No Cost; Including a Covenant in the Deed Conveying the Propty Requiring the Propty to be Used For Affordable Housing Within 2 Yrs of the Conveyance, as Evidenced by Certificates of Occupancy, & Granting Reversionary Rights in the Propty to the City if Not So Used; Prov For City Oversight by the Dept of Public Works, Real Estate Div Over the Transfer of the Propty to the Grantees; Prov For City Oversight by the Dept of Neighborhoods Housing & Community Dev Div Thereafter (Dist. 7-Gaffney, Jr.) (Wilson) (Introduced by CM Gaffney, Jr.)
2/14/23 CO Introduced: NCSPHS, R, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/21/23 R Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 R Amend/Approve 6-0
3/7/23 F Amend/Approve 7-0
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

DEFER

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

CM Cumber asked about enforcement of the requirement that surplus properties be developed for affordable housing within 2 years. Suzanne Pickett, HECDC CEO, explained that the Historic Eastside Community Development Corporation has a property conveyed by the City in 2019 that is still in the predevelopment phase due to delays during Covid.

There was some discussion about the affordable housing use restriction duration, which is

10 years in this bill. CM Cumber asked when the 10 year window begins. Mr. Wilson, OGC, said he would look into it.

Phillip Peterson said that buyers must have an income equal to or less than 140% of the area median income. There was some discussion about the length of time for affordable housing designation, and whether it should be 10 years or in perpetuity.

CM Gaffney shared the sense of urgency due to a homeowner who has been approved to begin construction. The Chair opted to defer this bill to allow for more time to gather information.

9. [2023-0113](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver to Karpeles Manuscript Library Incorporated, a California Not For Profit Corp, a Corrective Quitclaim Deed for the Purpose of Terminating the City's Existing Right of Reverter In & To an Unimproved Parcel of Real Propty Located on 1st St W btwn Boulevard St & Laura St N (R.E. # 070825-0000) (Wilson) (Introduce by CM Gaffney, Jr.)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 6-0-1 (Salem)
3/7/23 F Amend/Approve 6-0-1 (Salem)
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

NCSPHS AMENDMENT

1. **Reflect that the Corrective Quitclaim Deed will extend the City's right of reverter in perpetuity to all future owners, stipulating that the property owner shall utilize and maintain the property or the property will automatically revert back to the City**
2. **Attach Revised Exhibit 1 (Corrective Quitclaim Deed) to reflect the extended right of reverter**
3. **Correct scrivener's**
 - **Property was granted by the City to Karpeles in 1995 so long as the property was used and maintained by the Karpeles Manuscript Library Museum**
 - **If the property was no longer utilized and maintained by Karpeles, it would automatically revert back to the City**
 - **This legislation would terminate the City's existing right of reverter to the property, enabling Karpeles to sell the property to a third party buyer free and clear of the City's reversionary interest**
 - **Property has an assessed value of \$38,115**

AMEND/APPROVE

CVP Salem abstained due to a voting conflict.

CM Gaffney Jr. offered an amendment and Mr. Wilson, OGC, explained it. The amendment retains the right of reverter but clarifies that obligation to utilize and maintain the vacant adjacent parcel falls to the owner of the adjacent property (currently the Karpeles Museum). This was an issue raised by the title company. Zach Miller, representing the purchaser JWB, said that the historical museum building will be converted to be used as an event space/offices, and the vacant parcel is essentially the front lawn space in front of the museum building.

Aye: 6 - DeFoor, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

Abstain: 1 - Salem

10. [2023-0114](#) ORD Auth the Borrowing & Approp from the City’s Commercial Paper Facility &/or the Issuance of Fixed-Rate Debt in the Up To, Max Amt of \$20,000,000, to Provide a Grant to the University of Florida Board of Trustees to Support the Creation of a Fintech Graduate Education Center Within Duval; Amend 2022-504-E, the FY 22-23 Budget Ord, to Replace the 4th Revised Schedule B4 in Order to Auth the Borrowing &/or the Issuance of Debt for the “University of Florida Health & Financial Tech Graduate Education Center” Proj; Auth the City to Enter Into an Agrmt with the University of Florida Board of Trustees in Accord with the Term Sheet Attached Hereto to Provide the Grant as Further Detailed Therein; Req that Finance & Admin Administer the Agrmt Auth Herein (B.T. 23-056) (Sawyer) (Co-Introduced by CP Freeman at Req of Mayor) (Co-Sponsor CM Howland)
2/14/23 CO Introduced: NCSPHS, F
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-1 (Ferraro)
3/7/23 F Amend/Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Include waiver of Code Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to allow for a direct contract with the University of Florida Board of Trustees

2. Require UF Board of Trustees execution of the agreement prior to City execution

3. Attach revised Exhibit 1 (Term Sheet) to:

a. Clarify audited annual report provided by UF will include audited financial statements and will be due December 31 annually

b. The project is required to be completed within a 5 year period from the effective date of the Agreement

c. Change payment terms from paid upon receipt of a Sources and Uses of Funds statement to a quarterly reimbursement basis with documentation of revenue and expenditures of non-City funding sources

d. Clarify that City funding will be reimbursed on a 50/50 basis for the first \$100 million of project expenditures

e. Require UF to show a funding commitment of \$100 million from non-City sources before any City funds are expended on the project

f. Strike due diligence costs as a reimbursable expense

g. Include deliverables that Center will be located within the Urban Core and offer health, business, and engineering academic programming

4. Attach revised Exhibit 2 (BT) to include executed version of the BT

5. Attach revised Exhibit 3 (Fifth Revised Schedule B4) to correct new borrowing amount

for CIP projects as approved by Ord. 2022-416-E

- Authorizes the appropriation and borrowing of up to \$20 million to provide a grant to the University of Florida to support the creation of a Graduate Education Center within Duval County
- Approves a term sheet for the project outlining an anticipated 3-year total City funding commitment of \$50 million
- City funding will be expended by UF on a 50/50 basis in an amount up to \$50 million
- The term sheet states that the City grant funds will be provided to UF annually upon receipt of a sources and uses of funds schedule and UF will provide an audited annual report documenting the expenditure of funds on the project
- The Finance Department has estimated that the City's annual debt service cost will be \$3.5 million once the bonds are issued

CONCERNS:

See separate handout for Auditor concerns and recommended amendments.

AMEND/APPROVE

Mark Kaplan, Vice President for Government and Community Relations for the University of Florida, gave a presentation about the potential UF graduate school project. He spoke of the longstanding relationship between UF and Jacksonville. Mr. Kaplan said that the project will be geared towards developing the skills for the future, with a combination health, business and engineering tracks incorporating artificial intelligence. He explained the funding sources from the state and from the private sector.

CM Gaffney Jr. asked about competition with local colleges and about UF's social responsibility to downtown residents. Mr. Kaplan said that UF plans to collaborate with and support local colleges.

CM Cumber asked why the City is entering into this deal at this juncture, how much investment is slated to come from philanthropic sources, what the actual programs will be, what the timeline is for completion and where the campus will be located.

CVP Salem asked about the deadline for commitments from private sector funding.

Joey Greive, CFO, explained that the City will contribute \$50 million over three years, paid as reimbursements at 50 cents on the dollar. He also said that the state and private dollars (estimated \$100 million) would be expended first with quarterly oversight of expenses and revenue by the City.

CM Clark- Murray asked about partnerships with local colleges/universities, and about the location. She asked Lori Boyer, DIA, if she knew about possible locations. Ms. Boyer said she has no information about a site location.

CM Boylan asked about ROI and noted the economic development benefit of having students graduate and stay and work in Jacksonville. He asked why it is appropriate to borrow funds for this project, and Mr. Greive said the project serves a public purpose so

using cash on hand is less appropriate.

Phillip Peterson, Auditor's Office, explained the technical amendments, which were then moved and seconded with the addition of a December 31st for annual reporting date.

Mary Staffopoulos, OGC, explained CVP Salem's amendment, which revises the term sheet to include the reimbursement language and financial review requirements, and also raises the minimum aggregate project cost to \$150 million and the agreement term to 10 years.

CM Cumber asked why 10 years and not 3, as was in the original draft. She also asked about what capital expenses are permitted, if land purchases are excluded, if there will be clawback provisions, and whether pre-construction "soft costs" are included.

CM DeFoor proposed amending the Salem amendment to include a provision that the City won't contribute any funds until after UF has \$100 million in outside funds committed. The Salem amendment was approved unanimously with CM DeFoor's added language about private "committed funds".

Brian Hughes, CAO, reminded the group that this bill only relates to \$20 million in year one, and the second and third year funding would have to be decided by future administrations.

CM Ferraro asked for confirmation on the campus location.

CM Cumber proposed an amendment that would revert the contract timeline back to 3 years from 10, and strike due diligence as an acceptable capital expense. She also mentioned the insertion of clawback language, to protect the City if the project does not occur.

Mr. Greive explained that the 10 year timeline gives the City more oversight of the project. CM Cumber withdrew her amendment and this withdrawal was approved by the committee.

Phillip Peterson explained the Auditor's amendment handout. CM Cumber asked about the lack of deliverables in the term sheet, and the lack of a specified campus location. She asked if a land contribution could count towards the City's obligation. Mr. Hughes mentioned that focusing on one particular location could be detrimental, in light of something similar that happened in Palm Beach. Ms. Boyer said that there are several suitable site locations, depending on UF's needs.

CM DeFoor said the term sheet needs to have a list of deliverables, with a goal for enrollment of 1000 students, a clearly named graduate program, a completion timeline, clawback language and a location area (downtown).

CP Freeman said that this project will be big for the city, and that people are excited about it.

CM Cumber proposed an amendment to: require UF to commit to provide the academic programming listed in the presentation handout; require that the center be located within the DIA downtown boundaries; require a project completion timeline; remove due diligence costs as approved capital expenses; add a clawback.

CP Freeman said the DIA boundaries are too restrictive. There was some discussion about whether a clawback from a state entity is permissible.

CM Cumber revised her amendment to be: require UF to commit to provide the academic programming listed in the presentation handout and remove due diligence costs as approved capital expenses, change the location requirement to the "Urban Core", with a project completion deadline of 5 years, and to not include a clawback. This amendment to

the CM Cumber amendment was approved. The Committee then approved the Cumber amendment, as amended.

It will be rolled together as a NCSPHS amendment, along with the Auditor's technical amendments, the Salem amendment as amended, and with a revision to the pro rata language mentioned by Kim Taylor, Council Auditor.

CM Ferraro said he thinks this project is too rushed.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Clark-Murray, Gaffney Jr. and Freeman

Nay: 1 - Ferraro

- 11.** [2023-0136](#) ORD Approp \$684,572.74 in Grant Funding from the FEMA Hazard Mitigation Grant Prog, Thru the State of FL, Div of Emergency Management, to Fund Design-Related Svcs & Activities for the McCoys Creek Greenway - McCoys Creek Blvd Closure Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Appropriation for the Proj; Prov for Oversight by Public Works (B.T. 23-047) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

- 12.** [2023-0137](#) ORD Apv & Auth the Deletion of a Vacant Assistant Prog Manager - Disaster Recovery Position From the CDBG - Disaster Recovery (CDBG-DR) Prog & the Addition of an Affordable Housing Development Assistant Administrator Position in the Home Investment Partnership (HOME) Prog Within the Housing & Community Dev Div of the Neighborhoods Dept (B.T. 23-062) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

13. [2023-0138](#) ORD Approp a \$7,000.00 Grant from the Community Foundation for Northeast Florida, Inc. to Fund Online Classes for Youth in Teen Court Diversion Progs; Prov for Oversight by the Court Admin, Dir of Teen Courts (B.T. 23-045) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

14. [2023-0139](#) ORD Apv the Approp & Transfer of \$41,300 From the Renew Arlington Community Redev Agency (RA/CRA) Trust Fund to the Art in Public Places Trust Fund, to Provide Funding Required for Maintenance & Enhancements of the Public Art Installation in the New Turbo Roundabout at the Intersect of University Blvd & Merrill Rd; Purpose of Approp; Finding a Municipal & RA/CRA Purpose; Prov for a Reversion of Funds (Dillard) (Introduced by CP Freeman)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

15. [2023-0140](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Lease Agrmt Btwn the City & Gryphon Marine, LLC, f/k/a CDI Marine Company, LLC for Bldg 900 at Cecil Commerce Ctr, 12,474 Sq Ft of Office Space at 6017 POW-MIA Memorial Pkwy, Jax, FL 32210, for a Term of 3 Yrs, With Options to Renew for 2 Add'l 12 Month Terms, at a Monthly Rental Rate of \$11,448.12 With a CAM of \$200.00 Per Month, With 3% Annual Rent Increases; Prov for Oversight by OED (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

16. [2023-0141](#) ORD Approp \$1,085,868.84 (\$250,000.00 From the Fire Station No. 4 Proj, \$18,663.03 From the Fire Station No. 20 Proj, \$170,000.00 From the Fire Station No. 56 Proj, \$9,037.12 From the Fire Station No. 73 Proj, & \$638,168.69 From the Fire Station No. 74 Proj) to the Fire Station No. 76 Proj to Pay for Construction of a Temporary Fire Station No. 76 at Cedar Point Rd; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds From Various Fire Station Projs to the Fire Station No. 76 Proj (B.T. 23-051) (Staffopoulos) (Introduced by CP at Req Mayor) (Co-Sponsors CMs Salem, White & Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

17. [2023-0142](#) ORD Declaring that Certain Parcel of Real Propty Located at 0 Phillips Hwy, btwn Bowdendale Ave & Executive Park Court (R.E. #152602-0300), to be Surplus to the Needs of the City; Auth Conveyance of the Propty to FDOT for the Appraised Value of \$1,874,380; Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Purchase Agrmt Btwn the City & FDOT as Well as the Deed & Other Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of This Ord; Prov for Oversight of Execution of the Conveyance Docs by the Public Works Dept, Real Estate Div (Dist. 5 - Cumber) (Staffopoulos) (Introduced by CP at Req of Mayor) 2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

18. [2023-0144](#) ORD Approp \$27,678.57 in Add'l Funds Received from the State of FL Dept of Agriculture & Consumer Svcs State Financial Assistance Recipient Agrmt (FDACS Contract #29364), Including Increasing Expenditure Authority Within the Mosquito Control State Subfund by \$24,378.57 & Deapprop the Budgeted Transfer of Mosquito Control State Subfund 00112 Fund Bal in the Amt of \$3,300.00, to be Used for Mosquito Control Div Operational Expenses (B.T. 23-042) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

19. [2023-0145](#) ORD-MC Amend Sec 328.105 (Registration), Ch 328 (Milestone Inspection Regulations), Title VIII (Construction Regulations & Building Codes), Ord Code; Prov Codification Instructions (Bowles) (Introduced by CM Diamond)
2/28/23 CO Introduced: NCSPHS, LUZ
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

READ 2ND & REREFER

20. [2023-0146](#) ORD re the Estab of Hogpen Creek Dependent Special Dist in Accordance with Sec 189.02, F.S.; Incorporating Recitals; Adopting a Charter for the “Hogpen Creek Dependent Special District” for the Limited Purpose of Dredging & Maintaining Navigable Waterway Access to the Intracoastal Waterway; Estab the Dependent Nature of the Dist; Estab the Purpose, Powers, Functions & Duties; Estab a Geographic Boundary for the Dist; Acknowledging the Authority to Create the Dependent Special Dist; Recognizing the Best Alternative; Estab a 7 Member Board of Supervisors to be Originally Appointed by the City Council with All 7 Initial Terms Exp on 5/18/27, & All 7 Supervisors Being Elected by the Qualified Electors of the Dist Beginning with the 2027 General Election; Prov Add’l Requirements; Identifying the Method of Financing; Recognizing the Consistency with the Comp Plan (Bowles) (Introduced by CM Diamond)
2/28/23 CO Introduced: NCSPHS, R, F, JWC
3/6/23 NCSPHS Read 2nd & Rerefer
3/6/23 R Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

READ 2ND & REREFER

21. [2023-0147](#) ORD Auth a \$10,000,000 Funding Contribution, Subj to Future Appropriation, to Shands Jacksonville Medical Center, Inc. (Shands) to Support the Construction of the UF Health Jacksonville Leon L. Haley, Jr., MD, Emergency Dept & Trauma Center (The “Haley Center”); Auth the City to Enter into a 5th Amend to the Capital Maintenance & Capital Improvements Costs Disbursement Agrmt btwn the City & Shands, Prov for the Addition of Construction of the Haley Center to the Scope of Work & an Increase to the Max Indebtedness of the Agrmt in the Amt of \$10,000,000, Subj to Future Appropriation, for a New Total Max Indebtedness of \$105,000,000; Prov for Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Direct Contract With Shands; Continued Oversight by Public Works (Staffopoulos) (Introduced by CP Freeman) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, R, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/6/23 R Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

22. [2023-0148](#) ORD Approp \$6,374,458.34 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury, & Allocating \$4,374,458.34 to the Housing & Community Dev Div of the Neighborhoods Dept & \$2,000,000 to the Social Svcs Div of the Parks, Recreation & Community Svcs Dept, to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County thru 9/30/23 in Accordance with the Emergency Rental Assistance Prog Estab by Sec 501, Division N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-054) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark Murray)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

23. [2023-0150](#) ORD Auth the Mayor, or His Designee, to Execute an Amendmnt 1 to Economic Dev Agrmt (Amendment 1) btwn the DIA, the City, & Regions Bank to Extend the Deadline for Submission of Developer's 1st DPRP Loan Request from 12/12/21 to 8/31/22, Accelerate the Deadline for Submission of All Other DPRP Loan Requests from 6/15/26 to 6/15/24, & Reduce the No. of Permitted Requests for DPRP Loans from 5 to 3; Auth Technical Changes to Amendment 1 (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

Council Auditor's Office
Bill 2023-89 – AR Polar Redevelopment Agreement

Summary:

• Authorizes a redevelopment agreement between the City and AR Polar Jacksonville, LLC (“AR Polar”) to facilitate a property swap whereby the City will exchange a portion of a City-owned parcel located adjacent to WJCT currently being used as a retention pond (“Retention Pond Parcel”) for a portion of a riverfront parcel owned by AR Polar (“Fire Station Parcel”) in order to acquire land necessary to construct a new marine fire station to serve as the replacement of the former Metropolitan Park marine fire station.

City to receive:

- 1.60 acre portion of a riverfront parcel consisting of 1.20 acres of upland and 0.40 acres of submerged land for the new marine fire station (“Fire Station Parcel”)
- The appraised value of the Fire Station Parcel is \$3,941,000 (\$75/sq. ft. for the upland portion and \$2.43/sq. ft. for the submerged land)
- City must commence construction of the fire station by March 31, 2024 or Fire Station Parcel will revert to AR Polar
- Fire Station Parcel restricted to a fire station or other civic purpose for a term of 50 years

Other Project Components:

- City will make improvements to Festival Park Avenue at an estimated cost of \$1,772,781 (“Festival Park Improvements”), which will result in full signalized access to the WJCT property and Fire Station Parcel from Gator Bowl Boulevard, and also provide enhanced access to AR Polar’s property
- To date, \$15,450,000 has been appropriated in the CIP for the Metropolitan Park Replacement Fire Station, Fire Museum, and Dock project, with \$3,000,000 scheduled to be appropriated in the FY 23/24 CIP

AR Polar to receive:

- Option to purchase up to 4.75 acres of City owned Retention Pond Parcel:
 - Initial Option – 58,750 square feet (approximately 1.35 acres) filled in by the City at no cost to AR Polar (City to pay cost of filling in)
 - Second Option – up to 3.4 acres at \$38/sq. ft. if not filled in or \$52/sq. ft. if filled in by the City
- If AR Polar does not exercise the Initial Option, the City will pay AR Polar \$3,055,000 (subject to future appropriation by Council) to purchase the Fire Station Parcel (appraised value less half of the cost of the Festival Park Improvements which will benefit AR Polar)

Performance Schedule:

- Closing on Fire Station Parcel: Within 45 days of the effective date of the Redevelopment Agreement (RDA), but not later to March 31, 2023 unless mutually agreed to by the parties
- Completion of Festival Park Improvements: June 30, 2025
- Expiration of AR Polar’s Purchase Options: Five years from the effective date of the RDA
- Commencement of AR Polar’s Improvements: Within 10 years of closing on the Initial Option

Public Comment:

Mr. Nooney talked about reefs and Pottsburg Creek.

Mr. Oliver spoke about voting rights and reparations.

NOTE: The next regular meeting will be held Monday, March 20, 2023.

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

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

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 3.10.23 5:00 pm