

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes - Amended

Monday, January 5, 2026

9:30 AM

Council Chamber,
1st Floor, City Hall

Neighborhoods, Community Services, Public Health and Safety Committee

Mike Gay, Chair

Randy White, Vice Chair

Ken Amaro - Excused Late Arrival

Chris Miller - Excused Early Departure

Ron Salem

Michael Boylan

Tyriona Clark-Murray

Legislative Assistant: Rebecca Bolton

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

Council Research: Brandon Russell

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Bill Delaney

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: 9:30 AM

Meeting Adjourned: 10:54 AM

Present: 7 - Mike Gay, Randy White, Ron Salem, Chris Miller, Ken Amaro, Michael Boylan and Tyriona Clark-Murray

Attendance:

CVP Howland - 2025-873

CM Lahnen - 2025-870

Item/File No.	Title History
1. <u>2024-0966</u>	<p>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)</p> <p>11/26/24 CO Introduced: NCSPHS, R, F</p> <p>12/2/24 NCSPHS Read 2nd & Rerefer</p> <p>12/2/24 R Read 2nd & Rerefer</p> <p>12/3/24 F Read 2nd & Rerefer</p> <p>12/10/24 CO PH Read 2nd & Rerefer</p> <p>Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24</p>
2. <u>2025-0361</u>	<p>DEFER</p> <p>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)</p> <p>5/13/25 CO Introduced: NCSPHS, F</p> <p>5/19/25 NCSPHS Read 2nd & Rerefer</p> <p>5/20/25 F Read 2nd & Rerefer</p> <p>5/27/25 CO PH Read 2nd & Rerefer</p> <p>Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25</p>

DEFER

3. [2025-0811](#) ORD-MC Concerning ACPS; Amend Sec 462.106 (Procedures), Pt 1 (General), Ch 462 (Animals), Ord Code, to Clarify Standards for Issuance of Citations; Amend Sec 462.201 (Cruelty to Animals Defined Generally), 462.203 (Neglecting or Abandoning Animals), 462.204 (Restraint by Tethering), 462.205 (Dog Fighting & Other Animal Fighting), 462.209 (Citation), & 462.210 (Taking Custody of Mistreated Animals), Pt 2 (Cruelty to or Neglecting Animals), Ch 462 (Animals), Ord Code, to Revise & Clarify Provisions Related to Cruelty, Neglect, Abandonment, & Tethering of Animals, to Specify That Animal Fighting Activities Constitute Animal Cruelty, & to Align the Code with the Required Timelines & Procedures for Animal Custody Petitions Outlined in Sec 828.073, F.S.; Amend Sec 462.301 (General), 462.302 (Noise), 462.303 (Animals At-Large Prohibited), 462.304 (Habitual Nuisance), & 462.305 (Destruction of Property & Biting), Pt 3 (Nuisances), Ch 462 (Animals), Ord Code, to Simplify Language & Clarify Standards for Issuance of Citations; Amend Sec 462.601 (Impounding of Animals), Pt 6 (Impoundment, Surrender, Redemption & Adoption), Ch 462 (Animals), Ord Code, to Reduce the Required "Stray Hold" Period from 6 Days to 3 Days; Prov for Codification Instructions (Hartung) (Introduced by CM Arias)
10/28/25 CO Introduced: NCSPHS, R
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

DEFER

4. [2025-0838](#) ORD Concerning the Creation of a Dependent Special Dist for the Commercial Properties Along 103rd St from Blanding Blvd to Cecil Commerce Center; Directing the Chief of the Legislative Svcs Div to Distribute Petitions to Commercial & Business Owners within the Proposed Wonderland Dist (Reingold) (Introduced by CM Johnson)
11/12/25 CO Introduced: NCSPHS, R, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/17/25 R Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
1/5/26 NCSPHS Withdraw 6-0
1/5/26 R Withdraw 7-0
1/6/26 F Withdraw 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

WITHDRAW

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

5. [2025-0841](#) ORD Auth the Mayor, or Her Designee, to Execute: (1) a 1st Amdt to the 2nd Amended & Restated Redev Agrmt, Previously Authd by Ord 2025-103-E, Among the City, DIA & MOSH; & (2) a 1st Amdt to the Museum Improvements Costs Disbursement Agrmt btwn the DIA & MOSH, to Align Performance Schedules & Reduce the Parking Obligation from 75 Parking Spaces to 30 Parking Spaces, & to Authorize the CEO of the DIA, the Director of Public Works, & the Director of Parks, Recreation & Community Svcs to Administratively Apv the Final Parcel Legal Descriptions for the Proj Parcel, Joint-Use Parcel & Park Parcel; Prov for City Oversight of the Proj by the Dept of Public Works & the Dept of Parks, Recreation & Community Svcs; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

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

APPROVE

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

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

7. [2025-0866](#) ORD-MC Amend Sec 165.102 (Presence of Dogs in Outdoor Portions of Public Food Service Establishments), Ch 165 (Public Food Service Establishments), Ord Code, to Substitute the Planning Dept as the Entity Responsible for Processing Apps Made Under this Sec; Prov for Codification Instructions (Hartung) (Introduced by CM Arias)
11/25/25 CO Introduced: NCSPHS, R
12/1/25 NCSPHS Read 2nd & Rerefer
12/1/25 R Read 2nd & Rerefer
12/9/25 CO PH Read 2nd & Rerefer
1/5/26 NCSPHS Amend/Approve 6-0
1/5/26 R Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

AMEND/APPROVE

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

The amendment was moved and seconded; it was approved unanimously.

CM Clark-Murray invited Helena Parola, Planning Department, to the podium and expressed her desire to add language to the bill stating that the Planning Department take into consideration the size of signs, as well as place and manner. CM Clark-Murray said she would like to see signs with dimensions of at least 8x11. Ms. Parola agreed that it was reasonable and feasible to amend the legislation, as the Florida Statutes do not set requirements for sign size. CM Clark-Murray then asked Ms. Staffopoulos if it was permissible to add size to the bill. Ms. Staffopoulos said it could be accomplished either by leaving authorization of size requirements to the Planning Department through their application or administrative processes, or by dictating the size requirements. CM Clark-Murray said she would let the Planning Department determine the specific requirements, but would add size to the bill as a consideration for signs. Ms. Parola said they could add the size requirements to their application process to make them clear to applicants. CM Clark-Murray requested an electronic copy of the application.

Ms. Staffopoulos said that CM Clark-Murray would need a second to her motion to amend the bill to add language requiring the Planning Department to determine the size of signage as part of its permitting process. The motion was seconded.

CM Salem said he was concerned not only with the size of the signs but also with the lettering, expressing a desire for language that makes it clear that dogs are allowed at the establishment and may be present at any time. He explained that some diners may not want to be near dogs due to safety concerns or personal preference. He indicated that he would like to require signs stating that pets are allowed and may be present at any time. Ms. Staffopoulos said they have leeway to incorporate his suggestions and invited Laura Hartung from the Office of General Counsel to explain the statutory requirements for signage. She said the sign must list the statutory rules set out in FS 509.233, which she indicated was lengthy. CM Salem said he wanted signage that went beyond a list of rules and that alerted families that pets may be present. Ms. Hartung stated that it is not a statutory requirement for signs. CM Salem said that should be added.

Ms. Staffopoulos requested time to work with the Planning Department on the details, in time for the Rules Committee meeting, or suggested deferring the matter so they could bring back recommendations for the next Neighborhoods Committee meeting. CM Salem said he was fine with them bringing recommendations to the Rules meeting. CM Clark-Murray agreed and reiterated that she wanted signs to be visible to patrons. Ms. Staffopoulos added that a provision in the state statutes requires signs to be posted in a manner and place determined by the local permitting authority, placing the public on notice that the designated outdoor area is available for use by patrons and their dogs. CM Salem said he did not want to dictate the exact language but wanted to make it clear to patrons that dogs could be present. Ms. Staffopoulos said they may be able to work with the Parks Department to determine whether it has a standardized sign indicating the presence of dogs that could be applicable in this case. She also said that they could proceed with the Clark-Murray amendment. CM Clark-Murray requested that her amendment to establish a minimum size requirement of 8 inches by 10 inches be voted on at this meeting. Chair Gay asked if she wanted to include language regarding the lettering of the signs. CM Clark-Murray said her amendment addresses the sign's size and would leave determinations about what goes on the sign to CM Salem and his possible amendment. The amendment is approved unanimously. Ms. Staffopoulos requested that the amendments be rolled up.

Chair Gay then gave Mr. Peterson the opportunity to explain the first amendment that was approved, as it had not been addressed earlier.

AMENDMENT

- 1. Specify that the size of signage will be determined by the Planning and Development Department and will be no smaller than 8 inches by 10 inches**
- 2. Include provision that the Planning and Development Department will provide the State with copies of all approved applications and permits issued**
- 3. Correct scrivener's errors**

- **Amends Code Sec. 165.102 (Presence of dogs in outdoor portions of public food service establishments) to:**

- Designate the Planning and Development Department as the entity responsible for issuing permits instead of City Council**
 - Remove permit fee**
 - Strike language referencing the expiration of permits**

8. [**2025-0868**](#) ORD Approp \$25,000 from a Special Council Contingency Acct to the PRCM Playgrounds & Centers - Computer Equipment Acct for the Purchase of Computers for the Westside Community Center; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Staffopoulos) (Introduced by CM Clark-Murray) (Co-Sponsor CM Johnson)
11/25/25 CO Introduced: NCSPHS, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
12/9/25 CO PH Read 2nd & Rerefer
1/5/26 NCSPHS Approve 6-0
1/6/26 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

APPROVE

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

CM Clark-Murray explained the bill, which funds the purchase of computers for the Robinson's Addition Community Center and would be overseen by the Parks Department.

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

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

AMEND/APPROVE

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

The amendment was moved and seconded. CM Lahnens explained that this was a re-filing of 2024-0949, which was passed last year as part of his Council strategic priority funding. He explained that one of the projects he intended to fund saw a cost reduction from \$71,000 to \$53,000. Rather than submit one bill requesting a carryover and then a subsequent bill approving a grant sheet change, he allowed the funding to go to the reserves, and this bill appropriates the funds from reserves for the project at the reduced amount. He explained that the substance of the agreement had not changed.

Mr. Peterson explained the amendment.

CM Salem asked whether CM Lahnens had plans for the remaining \$20,000 resulting from the project cost reduction. CM Lahnens said it would go to the General Fund.

CM Clark-Murray restated the bill's premise and asked whether her understanding was correct. CM Lahnens reiterated the rationale for filing this bill now rather than two bills earlier.

The amendment was approved unanimously.

AMENDMENT

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

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

10. [2025-0872](#) ORD-MC re Appts to Certain Brds & Commissions of the City; Amend Sec 77.106 (Membership, Organization & Meetings), Ch 77 (Kids Hope Alliance), Ord Code, to Provide that 4 Members of the KHA Brd Shall Be Appointed by the Mayor & Confirmed by the City Council & 3 Members Shall Be Appointed by the Council President & Confirmed by the City Council; Amend Sec 90.101 (Establishment; Composition; Member Qualifications; Terms; Annual Training Requirement; Responsibilities), Ch 90 (Board of Library Trustees), Ord Code, to Provide that 7 Members of the Brd of Library Trustees Shall Be Appointed by the Mayor & Confirmed by the City Council & 5 Members Shall Be Appointed by the Council President & Confirmed by the City Council as More Particularly Described Herein; Prov for Codification Instructions; Proviso Re Initial Appts to Be Made by the Council President; Proviso Re Current Brd Membership (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Miller)

11/25/25 CO Introduced: NCSPHS, R

12/1/25 NCSPHS Read 2nd & Rerefer

12/1/25 R Read 2nd & Rerefer

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

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

DEFER

CM Salem said the bill will require significant discussion with the Office of General Counsel and that a later meeting would be preferable when all relevant parties could attend.

CM Boylan asked for the bill's impetus. CM Salem said he believed it was important for the Council to make and confirm appointments. CM Boylan said he was concerned with the ability to fill board positions and would like to see that addressed in the legislation.

Bill Delaney with the Administration said he welcomes the discussion but believes that the power to appoint lies with the Mayor. He stated that they are prepared to defend that.

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

APPROVE

Aye: 6 - Gay, White, Salem, Miller, Boylan and Clark-Murray

Excused: 1 - Amaro

CVP Howland explained the bill. He stated that the legislation relates to the \$15 million workforce development bill that passed in December, which included \$6 million for the University of North Florida. He recalled that \$3 million of the \$6 million came from the Tourist Development Council, leaving \$3 million available for this bill, which would reduce the budget deficit, projected at \$68 million for the upcoming fiscal year. He said the bill funds the previously authorized grant for Rise Doro, thus reducing the projected deficit to \$65 million. He said the bill does not prepay anything, but it reserves \$3 million for DIA to cover the payment for the Rise Doro project.

CM Salem agreed with the approach and requested to be added as a co-sponsor.

CM Clark-Murray asked what the balance of the Council Contingency account would be if the \$3 million were appropriated. Mr. Peterson explained that earlier in 2025, CM J. Carlucci introduced legislation that appropriated \$45 million from the Self-Insurance Fund, of which \$30 million was set aside for development along the Northbank and \$15 million for universities and workforce training. He then explained that CM Arias's workforce development bill appropriated \$12 million from the funds allocated to universities and workforce training. He explained this bill appropriates the remaining \$3 million, leaving the \$30 million for Northbank development intact.

CM Miller said he agrees with the bill and encouraged continued efforts to reduce the projected budget deficit. He asked whether an amendment to the legislation originally appropriating \$45 million to the Council Contingency account enabled the \$30 million portion to be used for purposes other than Northbank development. Mr. Peterson confirmed that the language permitted that.

CM White asked to be added as a co-sponsor. Chair Gay also requested to be added as a co-sponsor.

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

12. [2025-0876](#) ORD Declaring that Certain Parcel of Real Property Located at 851 N Market St, Jax, FL 32202 Known Generally as the Armory Building (R.E. # 074384-0100 (Portion)) in Council Dist 7, to Be Surplus to the Needs of the City; Apv & Auth the Mayor or Her Desig & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt btwn the City & Armory Redevelopment Associates, LLC & All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, for the Conveyance of the Property to the Purchaser for a Purchase Price of \$2,890,251.36; Waiving Sec 122.424 (Disposition for Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Property to the Purchaser; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Subject Property to the Purchaser; Prov for Oversight of the Transfer of the Property to Purchaser by the Real Estate Div of the Public Works Dept in Coordination with the OED; Prov Oversight of the Property Thereafter by the OED (Sawyer) (Req of Mayor) (Co-Sponsor CM Johnson)

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

12/1/25 NCSPHS Read 2nd & Rerefer

12/2/25 F Read 2nd & Rerefer

12/1/25 R Read 2nd & Rerefer

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

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

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

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

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

SUBSTITUTE/APPROVE

Aye: 5 - White, Salem, Amaro, Boylan and Clark-Murray

Nay: 1 - Gay

Excused: 1 - Miller

The substitute was moved and seconded. Mr. Peterson explained the substitute, noting that it was offered instead of a lengthy amendment to the bill.

CM Miller said he would like to propose an amendment aligned with the Auditor's recommended amendment. Ms. Staffopoulos recommended taking up the technical amendments in the substitute, then moving the Auditor's recommended amendment, which would be rolled up before moving the bill.

The substitute was approved unanimously. The bill was moved as substituted.

CM Miller moved an amendment aligned with the Auditor's recommended amendment to prohibit transferring the parcel to an entity exempt from ad valorem taxes. The amendment was seconded and further explained by Mr. Peterson. The amendment passed unanimously and rolled up. The bill was moved as substituted.

CM Salem raised an issue with the third amendment and asked why the buyer was not returning the \$500,000 in CDBG funds it received and why it was reducing the purchase price to account for that.

Travis Jeffrey, Chief of Housing and Community Development, stated that they were not reducing the acquisition price and said the \$496,537.10 will go back to the CDBG fund rather than the Jacksonville Recreational and Environmental Land Acquisition Fund. CM Salem asked why the buyer was not purchasing the property for ~\$2.5 million and then returning the CDBG money on top of that. Ed Randolph from the Office of Economic Development said they had been working with the buyer for the past five years and that initially the project had included a parcel adjacent to the Armory. Since then, the adjacent parcel, intended for affordable housing, is no longer available due to changes to the Emerald Trail project, making the overall project less lucrative for the buyer. He added that repairs to the Armory would be costly and that the current deal was done in good faith. CM Salem asked whether he was reducing the purchase price by \$500,000 due to the lack of affordable housing on the adjacent parcel. Mr. Randolph confirmed that was correct and added that repairs and renovations for the Armory would cost around \$15 million. CM Salem asked whether the property was historic and whether there was a need to ensure it was productive; Mr. Randolph confirmed that was the case.

CM Boylan said he was not opposed to the project itself but expressed concern that the property's assessed value was \$3.2 million, yet it was being sold for effectively \$2 million. Mr. Randolph said the value was correct but reiterated that the buyer would have to spend \$15 million to remediate the site and that they were not able to purchase the adjacent parcel. CM Boylan, noting the challenges, asked how confident Mr. Randolph was in the project's completion. Mr. Randolph said the property has been dormant for about 10 years, and the City is unwilling to pay the upfront costs required to remediate it. He said there is some risk, but the buyer has a strong team and design plans. He said he was confident they would put forward a good project. CM Boylan expressed concern about the location, noting it was not central. Mr. Randolph said the project will be completed in the future alongside development in the Eastside and Downtown, and that it will be a key element in creating energy in that part of town.

CM Clark-Murray expressed concern that funds were not allocated to the Jacksonville Recreational and Environmental Land Acquisition Fund and requested the rationale for that decision and its impact. Mr. Jeffrey said there would be no material impact on the fund beyond the funds not being deposited there. He noted that CDBG funds could be used for similar purposes but in low-income areas.

Ms. Staffopoulos said that there was an additional request from the buyer about restrictions on their ability to sell the property and recommended the Chair allow Mr. Randolph to speak to that additional request before final action was taken on the bill. Mr. Randolph explained that the buyer requested that, if they were to enter foreclosure, the lender not be precluded from selling the property. Mr. Peterson explained that the requested amendment would permit a sale of the property only in the event of a foreclosure during the first three years after the sale of the building.

CM Clark-Murray asked why three years was chosen. Mr. Peterson said that, at present, no time period is specified in the legislation, and the three-year period was a suggestion from Mr. Randolph. He said any time period is better than none and that they could negotiate a different time period if desired. CM Clark-Murray then asked Mr. Randolph why he suggested three years. Mr. Randolph said they considered that a suitable amount of time and that the developer was present to discuss the decision. CM

Clark-Murray said she was concerned that they did not know the property's actual value. She also noted that this project has been discussed since 2022 and wondered what would change in three years. Don Patterson, the project's developer, said the property value is based on the Property Appraiser's October 2020 information, assuming a 1 percent annual increase. He said that within three years, significant improvements would be made, increasing the property's value. He said they do not intend to sell the property in three years. He said his organization is a 501(c)(3) that wants to put the community first by transforming the vacant property and creating an estimated 225 jobs in the process. He said three years is a good timeframe because they will have made improvements by then. He added that there are also several tax credit programs associated with the project that provide capital. He said these tax credit programs also have requirements that last 5-7 years, which disincentivize selling the property.

Ms. Staffopoulos said a Committee member would need to move an amendment to add the three-year provision and impose any restrictions on the lender's ability to sell the property. An amendment was moved and seconded. Chair Gay requested clarification of the amendment. Ms. Staffopoulos said the amendment would add a condition that the purchaser could not transfer or sell the property for three years, except that if the property was foreclosed during that period, the lender could sell it. It would also apply the same condition from the Auditor's recommended amendment that, in any case, they cannot transfer or sell to an entity exempt from non-ad valorem taxes. Mr. Randolph confirmed that the three-year period would start with the closing of the sale. The amendment passed unanimously and was rolled up into the substitute.

The bill was moved and seconded as substituted.

CM Amaro asked why they were selling the property for \$2.5 million and why \$500,000 of that amount was intended to be returned to the CDBG fund. Mr. Randolph explained that the project had changed significantly since the original RFP, with the removal of the adjacent property making the project less lucrative for the buyer, and that there were significant remediation costs. He said that they found the current deal fair considering those factors. CM Amaro asked why they couldn't sell the property for \$2.9 million, which reflects its actual value. Mr. Patterson said they negotiated the price in 2020 and signed the agreement, not knowing that the building would need as much remediation as it does. He said they were ready to walk away from the deal but have since found resources to make remediation more

affordable. He said that they found \$2.5 million to be an appropriate price. CM Amaro said he favored selling the property to generate tax revenue and was looking out for taxpayers' dollars.

Chair Gay asked whether the \$15 million remediation cost was identified after the agreement was entered into. Mr. Randolph said that was known upfront before the agreement was signed. Chair Gay noted a \$1 million gap in the sale price that was not being addressed, though he wanted to see the project proceed. He said he was open to changing his mind, but was leaning toward a no vote primarily due to the price.

As substituted:

- 1. Revise parcel size to approximately 2.49 acres**
- 2. Revise in-progress assessed value of the property to \$3,217,874.20**
- 3. Revise purchase price to \$2,547,513.60**
- 4. Clarify \$496,537.10 of the Purchase Price is being used to repay the City for CDBG funding previously disbursed to Buyer**
- 5. Include a waiver of Sec. 122.421(i) to allow a portion of the Purchase Price to be used to refund the City for CDBG funding instead of being deposited in the Jacksonville Recreational and Environmental Land Acquisition Capital Projects Fund**
- 6. Strike language in Section 1 regarding a potential need for the property**
- 7. Attach Revised Exhibit 2 (Real Estate Certificate) to correct the parcel size and in-progress assessed value and reflect that the property was circulated and no need was determined**
- 8. Place Revised Purchase and Sale Agreement on file to 1) reflect revised parcel size and purchase price, 2) prohibit the transfer or sale of the parcel to a tax exempt entity, and 3) add a condition that the Buyer cannot sell or transfer the property for a minimum of 3 years from closing with the exception of a transfer to lender in the case of foreclosure**
- 9. Correct scrivener's errors**

- **Authorizes a Purchase and Sale Agreement with Armory Redevelopment Associates, LLC (“Buyer”) for an approximate 2.49 acre portion of the City-owned parcel located at 851 N. Market St. (the “Armory parcel”) for a purchase price of \$2,547,513.60 (based on the previously negotiated price of \$1,023,097.83 per acre).**
- **An appraisal has not been obtained for the Armory parcel. Per the Property Appraiser’s website, the Armory parcel has a 2026 in-progress pro-rata assessed value of \$3,217,874.20.**
- **The previous Amended and Restated Redevelopment Agreement and Lease with Buyer were terminated by the City on July 31, 2025 due to the Buyer failing to meet the financing requirements.**
- **Waives Sec. 122.424 (Disposition by Direct Sale) and Sec. 122.425 (Disposition by auction or sealed bid) in order to convey the Armory parcel to the Buyer instead of disposing it through a negotiated sale to an adjacent landowner or through auction or sealed bid**

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

READ 2ND & REREFER

14. [2025-0891](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a 12th Amdt to the Amended & Restated Equestrian Center Svcs Contract btwn the City & Northeast Florida Equestrian Society/H.O.R.S.E. Therapies, Inc., to Effectuate the Intent of this Ord; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Dillard) (Req of Mayor)
12/9/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Read 2nd & Reref
1/6/26 F Read 2nd & Reref
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

15. [2025-0892](#) ORD Amend 2025-504-E, the FY 25-26 Budget Ord, to Replace Schedule B1a in Order to (1) Add a Grant in the Amt of \$204,000.00 from the FDLE for the Fusion Center, (2) Add a Grant in the Amt of \$150,000.00 from the Chartrand Foundation for the Peace Officer Wellness Empathy & Resilience (POWER) Prog, (3) Add a Grant in the Amt of \$100,000.00 from FDLE for Online Sting Operations, & (4) Add a Grant in the Amt of \$400,000.00 from FDLE for Operation Striking Distance, All within JSO; Approp the Fusion Center Grant Funds in the Amt of \$204,000.00 from the FDLE to Fund Domestic Security Analysts for the Northeast Florida Fusion Center (NEFFC); Auth 2 JSO Fusion Center Analyst Positions & 2,080 Part-Time Hours within JSO; Prov for City Oversight by JSO; Req 1 Cycle Emergency Passage (R.C. 26-027) (B.T. 26-014) (Dillard) (Req of Sheriff)
12/9/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Emergency/Approve 6-0
1/6/26 F Emergency/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

EMERGENCY/APPROVE

Aye: 6 - Gay, White, Salem, Amaro, Boylan and Clark-Murray

Excused: 1 - Miller

The emergency was moved and seconded. Mr. Peterson explained the emergency. It was approved unanimously.

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

16. [2025-0893](#) ORD Approp \$245,220 from the International Association of Fire Fighters Contingency Acct to the Subsidies & Contributions to Private Org Acct to Prov a Grant to the Jax Association of Firefighters, IAFF Local No. 122, Inc. (JAFF) for Restoration of a Works Progress Admin Era Fire Tower as Described Herein; Prov for Carryover of Funds to 9/30/27; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with JAFF; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & JAFF for the Prog; Prov for Oversight by the Dept of Public Works (Staffopoulos) (Introduced by CM White)
12/09/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Read 2nd & Rerefer
1/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

READ 2ND & REREFER

17. [2025-0894](#) ORD Approp \$41,100 from a Special Council Contingency Acct to the PWRE Real Estate - Other Gen Governmental Svcs - Other Professional Svcs Acct to Pay the Costs for a Title Report & Environmental Site Assessment for 6 Parcels Under Consideration for Purchase in Council Dist 9 as More Particularly Described Herein; Prov for Reverter; Prov for Oversight by the Real Estate Div of the Dept of Public Works (Staffopoulos) (Introduced by CM Clark-Murray)
12/09/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Read 2nd & Rerefer
1/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

READ 2ND & REREFER

18. [2025-0896](#) ORD Auth a Position Funded by the Federal Home Investment Partnership (Home) Grant from the U.S. Dept of Housing & Urban Dev & Appropd by 2025-388-E (R.C. 26-035) (Smith) (Req of Mayor)
12/09/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Read 2nd & Reref
1/6/26 F Read 2nd & Reref
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/13/26

READ 2ND & REREFER

19. [2025-0897](#) ORD Approp \$1,460,000 from Jax Recreation & Environmental Land Acquisition - Fund Bal to Provide Funding for the City's Acquisition of an 8.42± Acre Unimproved Parcel Located at 0 Jones Rd, Jax, FL (R.E. # 003355-0000) in Council Dist 12, to Be Used as a Public Park; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver that Certain Real Estate Purchase & Sale Agrmt btwn the City & Chad Development, LLC, a FL LLC, & All Closing & Other Docs Contemplated Therein or Relating Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt to Purchase the Subject Property at a Negotiated Purchase Price Not to Exceed \$1,450,000; Prov for Oversight by the Real Estate Div of the Public Works Dept for the Acquisition of the Property & by the Parks, Recreation, & Community Services Dept Thereafter (Wilson) (Introduced by CM White)
12/9/25 CO Introduced: NCSPHS, F
1/5/26 NCSPHS Read 2nd & Reref
1/6/26 F Read 2nd & Reref
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

20. [2025-0900](#) ORD Approp \$2,480,034.00 from the Gen Fund Operating Fund - Interfund Transfer in Acct, Representing Returned Funding Related to Termination of the JIA CRA Pursuant to Ord 2023-496-E, Including (1) \$850,000.00 to JFRD for Thermal Imaging Cameras & Bail Out Kits, (2) \$400,000 to the Litter Campaign - Misc Svcs & Charges Acct for Costs Related to an Anti-Litter Campaign, (3) \$200,000.00 to Provide City Grant Funding to United Way of Northeast Florida, Inc. (UWNEF) for the State of Jax Initiative Including a Comp Community Data Platform as Described Herein, & (4) \$1,030,034 to the Budget Stabilization Reserve Contingency Acct; Invoking the Exemption in Sec 126.108(g) (Exemptions from Competitive Solicitation), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with UWNEF for the Prog; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with UWNEF; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & UWNEF for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover to FY 26-27 (B.T. 26-023) (Dillard) (Req of Mayor)
12/9/25 CO Introduced: NCSPHS, R, F
1/5/26 NCSPHS Read 2nd & Rerefer
1/5/26 R Read 2nd & Rerefer
1/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, January 20, 2026.

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

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

Public Comment:

Victoria Bonser-Nelson requested a no vote on 2025-0811 until many of the major operational issues within Animal Control and Protective Services are resolved.

John Nooney spoke on bills 2024-0966, 2025-0361, 2025-0838, 2025-0841, 2025-0865, 2025-0868, 2025-0870, 2025-0872, 2025-0876, 2025-0892, 2025-0693.

Minutes: Brandon Russell, Council Research
brussell@coj.net, (904) 255-5137
Posted: 1/7/2025, 3:11 p.m.