

Introduced by Council Member Arias:

**ORDINANCE 2025-781**

AN ORDINANCE MAKING CERTAIN FINDINGS AND APPROPRIATING \$15,000,000 FROM COUNCIL CONTINGENCY ACCOUNTS TO SUBSIDIES AND CONTRIBUTIONS TO PRIVATE ORG ACCOUNTS (\$4,000,000) AND SUBSIDIES AND CONTRIBUTIONS TO OTHER GOVT ACCOUNTS (\$11,000,000) TO PROVIDE CITY FUNDING FOR VARIOUS PROGRAMS AND CAPITAL PROJECTS AS FOLLOWS: (1) \$1,000,000 TO NORTHEAST FLORIDA BUILDERS ASSOCIATION, INC. ("NEFBA") FOR THE NEFBA WORKFORCE DEVELOPMENT CENTER, (2) \$2,675,000 TO EDWARD WATERS UNIVERSITY, INC. ("EWU") FOR THE LIVING, LEARNING, COMMUNITY CENTER, (3) \$325,000 TO WORKFORCE INDUSTRIAL TRAINING, LLC ("WIT") FOR THE OPERATION BOOST INITIATIVE, (4) \$6,000,000 TO THE UNIVERSITY OF NORTH FLORIDA ("UNF") FOR CAPITAL REPAIRS AND UPGRADES TO HODGES STADIUM AND CONSTRUCTION OF ADDITIONAL GRASS PRACTICE FIELDS AT THE FACILITY, AND (5) \$5,000,000 TO FLORIDA STATE COLLEGE AT JACKSONVILLE ("FSCJ") FOR PURCHASE OF A BUILDING AT CECIL COMMERCE CENTER TO HOUSE THE FSCJ TRAINING INSTITUTE; AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION SECRETARY TO EXECUTE AND DELIVER AGREEMENTS BETWEEN THE CITY OF JACKSONVILLE AND NEFBA, EWU, WIT, UNF, AND FSCJ FOR THE RESPECTIVE PROGRAM OR PROJECT TO BE UNDERTAKEN BY EACH ENTITY AS MORE

PARTICULARLY DESCRIBED HEREIN; WAIVING SECTION 118.107 (NONPROFITS TO RECEIVE FUNDING THROUGH A COMPETITIVE EVALUATED AWARD PROCESS; WAIVER AND DISCLOSURES), PART 1 (GENERAL PROVISIONS), CHAPTER 118 (CITY GRANTS), *ORDINANCE CODE*, TO ALLOW FOR DIRECT CONTRACTS WITH NORTHEAST FLORIDA BUILDERS ASSOCIATION AND EDWARD WATERS UNIVERSITY; PROVIDING AN EFFECTIVE DATE.

**BE IT ORDAINED** by the Council of the City of Jacksonville:

**Section 1. Findings.** It is hereby ascertained, determined, found and declared that the authorizations provided by this Ordinance are for public uses and purposes for which the City may use its powers as a county, municipality and as a political subdivision of the State of Florida to expend public funds, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

**Section 2. Appropriation.** For the 2025-2026 fiscal year, within the City's budget, there is hereby appropriated the indicated sum(s) from the account(s) listed in subsection (a) to the account(s) listed in subsection (b):

(The account information is attached hereto as **Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

See **Exhibit 1** \$15,000,000

(b) Appropriated to:

See **Exhibit 1** \$15,000,000

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$15,000,000 (including \$12,000,000 from a Special Council Reserve - Designated Contingency account and \$3,000,000

1 from a Special Council Reserve Contingency account) to  
2 Subsidies and Contributions to Private Org accounts  
3 (\$4,000,000) and Subsidies and Contributions to Other Govt  
4 accounts (\$11,000,000) to provide City funding for various  
5 programs and capital projects more particularly described  
6 herein as follows: (1) \$1,000,000 to Northeast Florida  
7 Builders Association, Inc. ("NEFBA") for design,  
8 permitting and construction of the NEFBA Workforce  
9 Development Center, (2) \$2,675,000 to Edward Waters  
10 University, Inc. ("EWU") for design, permitting and  
11 construction of a "Living, Learning, Community Center,"  
12 (3) \$325,000 to Workforce Industrial Training, LLC ("WIT")  
13 for the Operation Boost Initiative, (4) \$6,000,000 to the  
14 University of North Florida for capital repairs and  
15 upgrades to Hodges Stadium and construction of additional  
16 grass practice fields at the facility, and (5) \$5,000,000  
17 to Florida State College at Jacksonville ("FSCJ") for the  
18 purchase of a building at Cecil Commerce Center to house  
19 the FSCJ Training Institute.

20 **Section 3. Purpose.** The purpose of the appropriation in  
21 Section 2 is to pay for various capital projects and programs as  
22 outlined above. More specifically, NEFBA will use the City funds to  
23 design, permit and construct a workforce development center that will  
24 serve as a centralized hub for classroom and lab instruction,  
25 outreach, and community engagement. The center will offer daytime  
26 and evening training classes using modern technology and instruction  
27 methods for residents of Duval County to learn various skilled trades  
28 as described in **Exhibit 2**, attached hereto and incorporated herein  
29 by this reference. EWU will use the City funds to design, permit and  
30 construct a Living, Learning, Community Center which will house  
31 residential facilities for EWU students and visitors to the campus

as described in **Exhibit 3**, attached hereto and incorporated herein by this reference. This facility will also operate as a venue and multi-purpose space to host conferences and events for both the University and the community (public). WIT will use the City funds to support its Operation Boost Initiative which offers year-round, cost-free training for residents of Duval County who face barriers to employment and recidivism as described in **Exhibit 4**, attached hereto and incorporated herein by this reference. The City contribution will allow WIT to offer this training for 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. The City funds appropriated herein to UNF will be used for capital repairs and upgrades to Hodges Stadium and to construct additional grass practice fields at the Hodges Stadium facility as described in **Exhibit 5**, attached hereto and incorporated herein by this reference. The upgrades to Hodges Stadium and its surrounding facilities will allow UNF to market the facility as a premier venue to host various regional and national conferences and sporting events. In exchange for City funding, UNF has agreed to allow the City use of Hodges Stadium and its surrounding facilities for mutually agreed community events as scheduling permits and will waive any associated rental fees. Finally, FSCJ will use the City funds to purchase a building at Cecil Commerce Center to house a training institute that will offer workforce training and programs for skilled construction and logistics trades or advanced manufacturing as described in **Exhibit 6**, attached hereto and incorporated herein by this reference.

**Section 4. Approval and Authorization to Execute Agreements.** The Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of

1 the City, agreements providing terms and conditions relative to  
2 expenditure of City funds on the projects and programs described  
3 above for a term commencing on October 1, 2025 through September 30,  
4 2026, as follows: (1) a funding agreement with Northeast Florida  
5 Builders Association, Inc. in an amount not-to-exceed \$1,000,000 for  
6 the NEFBA Workforce Development Center as described in **Exhibit 2**, (2)  
7 a funding agreement with Edward Waters University, Inc. in an amount  
8 not-to-exceed \$2,675,000 for the Living, Learning, Community Center  
9 as described in **Exhibit 3**, (3) a grant agreement with Workforce  
10 Industrial Training, LLC in an amount not-to-exceed \$325,000 for the  
11 Operation Boost Initiative as described in **Exhibit 4**, (4) a funding  
12 agreement with the University of North Florida in an amount not-to-  
13 exceed \$6,000,000 as described in **Exhibit 5**, and (5) a funding  
14 agreement with Florida State College at Jacksonville in an amount  
15 not-to-exceed \$5,000,000 as described in **Exhibit 6**, and all other  
16 contracts, memorandums of understanding and documents, including  
17 extensions, renewals or amendments thereto, and to otherwise take all  
18 action necessary to effectuate the intent of this Ordinance, subject  
19 to appropriate legal review and approval by the Office of General  
20 Counsel and the City's Risk Management Division for appropriate  
21 insurance and indemnification requirements in accordance with Section  
22 128.601, *Ordinance Code*.

23       **Section 5.       Waiving Section 118.107 (Nonprofits to receive**  
24 **funding through a competitive evaluated award process; waiver and**  
25 **disclosures), Part 1 (General Provisions), Chapter 118 (City Grants),**  
26 **Ordinance Code.** The provisions of Section 118.107 (Nonprofits to  
27 receive funding through a competitive evaluated award process; waiver  
28 and disclosures), Part 1 (General Provisions), Chapter 118 (City  
29 Grants), *Ordinance Code*, are hereby waived to allow for a direct  
30 contract between the City of Jacksonville and NEFBA and a direct  
31 contract between the City of Jacksonville and EWU as described herein.

1 The City finds that this waiver as applied to NEFBA is justified as  
2 the City funds will be used to support a workforce development center  
3 to provide vital training in various trades to residents of Duval  
4 County. The City further finds that this waiver as applied to EWU  
5 is justified as the City funds will be used to support development  
6 of a center that will house residential facilities for students and  
7 visitors to the EWU campus and will operate as a venue and multi-  
8 purpose space for institutional and external (community) conferences  
9 and events, with opportunities for health, wellness, and senior/youth  
10 engagement programs to be offered from the facility. In addition,  
11 EWU intends that the facility would also be used as an emergency  
12 shelter in the New Town community should the need arise. NEFBA and  
13 EWU have provided an Affidavit of Disclosure as required by subsection  
14 118.107(b)(2), *Ordinance Code*, attached hereto as **Exhibit 7** and  
15 **Exhibit 8**, respectively, to accompany this waiver.

16 **Section 6. Effective Date.** This Ordinance shall become  
17 effective upon signature by the Mayor or upon becoming effective  
18 without the Mayor's signature.

19  
20 Form Approved:

21  
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation prepared by: Mary E. Staffopoulos

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