

1 The Finance Committee offers the following second Substitute to File  
2 No. 2025-781:

3  
4 Introduced by Council Member Arias:

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6  
7 **ORDINANCE 2025-781**

8 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
9 APPROPRIATING \$15,000,000, INCLUDING  
10 \$12,000,000 FROM THE GENERAL FUND OPERATING -  
11 SPECIAL COUNCIL RESERVE CONTINGENCY ACCOUNT AND  
12 \$3,000,000 FROM THE TOURIST DEVELOPMENT COUNCIL  
13 FUND BALANCE TO SUBSIDIES AND CONTRIBUTIONS TO  
14 PRIVATE ORG ACCOUNTS (\$3,325,000) AND SUBSIDIES  
15 AND CONTRIBUTIONS TO OTHER GOVT ACCOUNTS  
16 (\$11,000,000), TO PROVIDE CITY FUNDING FOR  
17 VARIOUS PROGRAMS AND CAPITAL PROJECTS AS  
18 FOLLOWS: (1) \$1,000,000 TO NORTHEAST FLORIDA  
19 BUILDERS ASSOCIATION, INC. ("NEFBA") FOR THE  
20 NEFBA WORKFORCE DEVELOPMENT CENTER, (2)  
21 \$2,000,000 TO EDWARD WATERS UNIVERSITY, INC.  
22 ("EWU") FOR THE LIVING, LEARNING, COMMUNITY  
23 CENTER, (3) \$325,000 TO WORKFORCE INDUSTRIAL  
24 TRAINING, LLC ("WIT") FOR THE OPERATION BOOST  
25 INITIATIVE, (4) \$6,000,000 TO THE UNIVERSITY OF  
26 NORTH FLORIDA ("UNF") FOR CAPITAL REPAIRS AND  
27 UPGRADES TO HODGES STADIUM AND CONSTRUCTION OF  
28 ADDITIONAL GRASS PRACTICE FIELDS AT THE  
29 FACILITY, (5) \$5,000,000 TO FLORIDA STATE  
30 COLLEGE AT JACKSONVILLE ("FSCJ") FOR PURCHASE OF  
31 A BUILDING AT CECIL COMMERCE CENTER TO HOUSE THE

1 FSCJ TRAINING INSTITUTE, AND (6) \$675,000 TO THE  
2 JACKSONVILLE GENERAL APPRENTICESHIP ASSOCIATION  
3 CONTINGENCY ACCOUNT FOR FUTURE APPROPRIATION FOR  
4 APPRENTICESHIP PROGRAMS; PROVIDING FOR  
5 CARRYOVER OF FUNDS APPROPRIATED HEREIN TO EWU TO  
6 FISCAL YEAR 2027-2028 AND PROVIDING FOR  
7 CARRYOVER OF FUNDS APPROPRIATED HEREIN TO UNF TO  
8 FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR, OR  
9 HER DESIGNEE, AND THE CORPORATION SECRETARY TO  
10 EXECUTE AND DELIVER AGREEMENTS BETWEEN THE CITY  
11 OF JACKSONVILLE AND NEFBA, EWU, WIT, UNF, AND  
12 FSCJ FOR THE RESPECTIVE PROGRAM OR PROJECT TO BE  
13 UNDERTAKEN BY EACH ENTITY AS MORE PARTICULARLY  
14 DESCRIBED HEREIN; WAIVING SECTION 118.107  
15 (NONPROFITS TO RECEIVE FUNDING THROUGH A  
16 COMPETITIVE EVALUATED AWARD PROCESS; WAIVER AND  
17 DISCLOSURES), PART 1 (GENERAL PROVISIONS),  
18 CHAPTER 118 (CITY GRANTS), ORDINANCE CODE, TO  
19 ALLOW FOR DIRECT CONTRACTS WITH NORTHEAST  
20 FLORIDA BUILDERS ASSOCIATION AND EDWARD WATERS  
21 UNIVERSITY; PROVIDING FOR OVERSIGHT OF THE  
22 AGREEMENT BETWEEN THE CITY AND WIT BY THE GRANTS  
23 AND CONTRACT COMPLIANCE DIVISION OF THE FINANCE  
24 DEPARTMENT AND PROVIDING FOR OVERSIGHT OF THE  
25 AGREEMENTS BETWEEN THE CITY AND NEFBA, EWU, UNF  
26 AND FSCJ BY THE PUBLIC WORKS DEPARTMENT;  
27 PROVIDING AN EFFECTIVE DATE.

28  
29 **BE IT ORDAINED** by the Council of the City of Jacksonville:

30 **Section 1. Findings.** It is hereby ascertained, determined,  
31 found and declared that the authorizations provided by this Ordinance

1 are for public uses and purposes for which the City may use its powers  
2 as a county, municipality and as a political subdivision of the State  
3 of Florida to expend public funds, and the necessity in the public  
4 interest for the provisions herein enacted is hereby declared as a  
5 matter of legislative determination.

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

10 (The account information is attached hereto as **Fourth Revised Exhibit**  
11 and incorporated herein by this reference)

12       (a)   Appropriated from:

13           See **Fourth Revised Exhibit 1**                           \$15,000,000

14       (b)   Appropriated to:

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

16       (c)   Explanation of Appropriation:

17           The funding above represents an appropriation of  
18           \$15,000,000 (including \$12,000,000 from the General Fund  
19           Operating - Special Council Reserve Contingency account  
20           and \$3,000,000 from the Tourist Development Council fund  
21           balance) to Subsidies and Contributions to Private Org  
22           accounts (\$3,325,000) and Subsidies and Contributions to  
23           Other Govt accounts (\$11,000,000) to provide City funding  
24           for various programs and capital projects more particularly  
25           described herein as follows: (1) \$1,000,000 to Northeast  
26           Florida Builders Association, Inc. ("NEFBA") for design,  
27           permitting and construction of the NEFBA Workforce  
28           Development Center, (2) \$2,000,000 to Edward Waters  
29           University, Inc. ("EWU") for planning, design and  
30           permitting of a "Living, Learning, Community Center," (3)  
31           \$325,000 to Workforce Industrial Training, LLC ("WIT") for

the Operation Boost Initiative, (4) \$6,000,000 to the University of North Florida for capital repairs and upgrades to Hodges Stadium and construction of additional grass practice fields at the facility, (5) \$5,000,000 to Florida State College at Jacksonville ("FSCJ") for the purchase of a building at Cecil Commerce Center to house the FSCJ Training Institute, and (6) \$675,000 to the Jacksonville General Apprenticeship Association Contingency account for future appropriation to support apprenticeship programs.

**Section 3. Purpose.** The purpose of the appropriation in Section 2 is to pay for various capital projects and programs as outlined above. More specifically, NEFBA will use the City funds to design, permit and construct a workforce development center that will serve as a centralized hub for classroom and lab instruction, outreach, and community engagement. The center will offer daytime and evening training classes using modern technology and instruction methods for residents of Duval County to learn various skilled trades as described in **Second Revised Exhibit 2**, attached hereto and incorporated herein by this reference. EWU will use the City funds for planning, design and permitting of a Living, Learning, Community Center which will house residential facilities for EWU students and visitors to the campus as described in **Third Revised 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 **Second Revised Exhibit 4**, attached hereto and incorporated herein by this reference. The City contribution will

1 allow WIT to offer this training for 100 students to earn nationally  
2 recognized certifications and credentials in various skilled trades  
3 including, but not limited to, construction site safety, carpentry,  
4 electrical, flooring, forklift operations and warehouse operations.  
5 The City funds appropriated herein to UNF will be used for capital  
6 repairs and upgrades to Hodges Stadium and to construct additional  
7 grass practice fields at the Hodges Stadium facility as described in  
8 **Second Revised Exhibit 5**, attached hereto and incorporated herein by  
9 this reference. The upgrades to Hodges Stadium and its surrounding  
10 facilities will allow UNF to market the facility as a premier venue  
11 to host various regional and national conferences and sporting events.  
12 In exchange for City funding, UNF has agreed to allow the City use  
13 of Hodges Stadium and its surrounding facilities for mutually agreed  
14 community events as scheduling permits and will waive any associated  
15 rental fees. Finally, FSCJ will use the City funds to purchase a  
16 building at Cecil Commerce Center to house a training institute that  
17 will offer workforce training and programs for skilled construction  
18 and logistics trades or advanced manufacturing as described in **Second**  
19 **Revised Exhibit 6**, attached hereto and incorporated herein by this  
20 reference.

21 In addition to the aforementioned programs and projects,  
22 \$675,000 is being set aside in a Contingency account pursuant to this  
23 legislation for future appropriation to support apprenticeship  
24 programs in Duval County.

25 **Section 4. Carryover.** The funds appropriated herein to EWU  
26 shall not lapse but shall carryover to Fiscal Year 2027-2028 and the  
27 funds appropriated herein to UNF shall not lapse but shall carryover  
28 to Fiscal Year 2026-2027.

29 **Section 5. Approval and Authorization to Execute**  
30 **Agreements.** The Mayor, or her designee, and the Corporation Secretary  
31 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, as follows: (1) a funding agreement with Northeast Florida  
4 Builders Association, Inc., for a term commencing on October 1, 2025  
5 through September 30, 2026 and in an amount not-to-exceed \$1,000,000,  
6 for the NEFBA Workforce Development Center as described in **Second**  
7 **Revised Exhibit 2**, (2) a funding agreement with Edward Waters  
8 University, Inc., for a term commencing on October 1, 2025 through  
9 September 30, 2028 and in an amount not-to-exceed \$2,000,000, for the  
10 Living, Learning, Community Center as described in **Third Revised**  
11 **Exhibit 3**, (3) a grant agreement with Workforce Industrial Training,  
12 LLC, for a term commencing on October 1, 2025 through September 30,  
13 2026 and in an amount not-to-exceed \$325,000, for the Operation Boost  
14 Initiative as described in **Second Revised Exhibit 4**, (4) a funding  
15 agreement with the University of North Florida, for a term commencing  
16 on October 1, 2025 through September 30, 2027 and in an amount not-  
17 to-exceed \$6,000,000, as described in **Second Revised Exhibit 5**, and  
18 (5) a grant agreement with Florida State College at Jacksonville, for  
19 a term commencing on October 1, 2025 through September 30, 2026 and  
20 in an amount not-to-exceed \$5,000,000, as described in **Second Revised**  
21 **Exhibit 6**, and all other contracts, memorandums of understanding and  
22 documents, including extensions, renewals or amendments thereto, and  
23 to otherwise take all action necessary to effectuate the intent of  
24 this Ordinance, subject to appropriate legal review and approval by  
25 the Office of General Counsel and the City's Risk Management Division  
26 for appropriate insurance and indemnification requirements in  
27 accordance with Section 128.601, *Ordinance Code*.

28                   **Section 6.       Waiving Section 118.107 (Nonprofits to receive**  
29 **funding through a competitive evaluated award process; waiver and**  
30 **disclosures), Part 1 (General Provisions), Chapter 118 (City Grants),**  
31 **Ordinance Code.** The provisions of Section 118.107 (Nonprofits to

1 receive funding through a competitive evaluated award process; waiver  
2 and disclosures), Part 1 (General Provisions), Chapter 118 (City  
3 Grants), *Ordinance Code*, are hereby waived to allow for a direct  
4 contract between the City of Jacksonville and NEFBA and a direct  
5 contract between the City of Jacksonville and EWU as described herein.  
6 The City finds that this waiver as applied to NEFBA is justified as  
7 the City funds will be used to support a workforce development center  
8 to provide vital training in various trades to residents of Duval  
9 County. The City further finds that this waiver as applied to EWU  
10 is justified as the City funds will be used to support development  
11 of a center that will house residential facilities for students and  
12 visitors to the EWU campus and will operate as a venue and multi-  
13 purpose space for institutional and external (community) conferences  
14 and events, with opportunities for health, wellness, and senior/youth  
15 engagement programs to be offered from the facility. In addition,  
16 EWU intends that the facility would also be used as an emergency  
17 shelter in the New Town community should the need arise. NEFBA and  
18 EWU have provided an Affidavit of Disclosure as required by subsection  
19 118.107(b) (2), *Ordinance Code*, attached hereto as **Exhibit 7** and  
20 **Exhibit 8**, respectively, to accompany this waiver.

21 **Section 7.       Oversight.** The Grants and Contract Compliance  
22 Division of the Finance Department shall have oversight of the grant  
23 agreement between the City and WIT. The Public Works Department  
24 shall have oversight of the agreements between the City and NEFBA,  
25 EWU, UNF and FSCJ.

26 **Section 8.       Effective Date.** This Ordinance shall become  
27 effective upon signature by the Mayor or upon becoming effective  
28 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Mary E. Staffopoulos

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