

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

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4 Introduced by Council Member Arias:

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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

FSCJ TRAINING INSTITUTE, AND (6) \$675,000 TO THE JACKSONVILLE GENERAL APPRENTICESHIP ASSOCIATION CONTINGENCY ACCOUNT FOR FUTURE APPROPRIATION FOR APPRENTICESHIP PROGRAMS; PROVIDING FOR CARRYOVER OF FUNDS APPROPRIATED HEREIN TO EWU TO FISCAL YEAR 2027-2028 AND PROVIDING FOR CARRYOVER OF FUNDS APPROPRIATED HEREIN TO UNF TO FISCAL YEAR 2026-2027; 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 FOR OVERSIGHT OF THE AGREEMENT BETWEEN THE CITY AND WIT BY THE GRANTS AND CONTRACT COMPLIANCE DIVISION OF THE FINANCE DEPARTMENT AND PROVIDING FOR OVERSIGHT OF THE AGREEMENTS BETWEEN THE CITY AND NEFBA, EWU, UNF AND FSCJ BY THE PUBLIC WORKS DEPARTMENT; 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 **Fourth Revised Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

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

(b) Appropriated to:

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

(c) Explanation of Appropriation:

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

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

11 **Section 3. Purpose.** The purpose of the appropriation in
12 Section 2 is to pay for various capital projects and programs as
13 outlined above. More specifically, NEFBA will use the City funds to
14 design, permit and construct a workforce development center that will
15 serve as a centralized hub for classroom and lab instruction,
16 outreach, and community engagement. The center will offer daytime
17 and evening training classes using modern technology and instruction
18 methods for residents of Duval County to learn various skilled trades
19 as described in **Second Revised Exhibit 2**, attached hereto and
20 incorporated herein by this reference. EWU will use the City funds
21 for planning, design and permitting of a Living, Learning, Community
22 Center which will house residential facilities for EWU students and
23 visitors to the campus as described in **Third Revised Exhibit 3**,
24 attached hereto and incorporated herein by this reference. This
25 facility will also operate as a venue and multi-purpose space to host
26 conferences and events for both the University and the community
27 (public). WIT will use the City funds to support its Operation Boost
28 Initiative which offers year-round, cost-free training for residents
29 of Duval County who face barriers to employment and recidivism as
30 described in **Second Revised Exhibit 4**, attached hereto and
31 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.
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1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Mary E. Staffopoulos

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