

Introduced by the Special Committee on the Community Benefits Agreement 2.0 (Council Members Arias, Salem, Amaro, J. Carlucci, Clark-Murray and Peluso):

ORDINANCE 2026-36

AN ORDINANCE ESTABLISHING AN EASTSIDE COMMUNITY GRANTS PROGRAM; CREATING A NEW PART 9 (EASTSIDE COMMUNITY GRANTS PROGRAM), CHAPTER 118 (CITY GRANTS), *ORDINANCE CODE*, TO CREATE A NEW GRANTS PROGRAM PURSUANT TO WHICH FUNDS DESIGNATED FOR PROGRAMS, SERVICES, AND INITIATIVES FOR AFFORDABLE HOUSING, WORKFORCE HOUSING, ECONOMIC DEVELOPMENT AND MITIGATION OF HOMELESSNESS IN THE EASTSIDE, AS DEFINED IN THE SUPPLEMENTAL JACKSONVILLE STADIUM COMMUNITY BENEFITS AGREEMENT APPROVED AND AUTHORIZED BY ORDINANCE 2024-905-E, MAY BE DISBURSED TO QUALIFIED ORGANIZATIONS; PROVIDING FOR OVERSIGHT AND ADMINISTRATION OF THE EASTSIDE COMMUNITY GRANTS PROGRAM BY HISTORIC EASTSIDE CBA ORGANIZATION, INC. AS DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Creating a new Part 9 (Eastside Community Grants Program), Chapter 118 (City Grants), Ordinance Code. A new Part 9 (Eastside Community Grants Program), Chapter 118 (City Grants), *Ordinance Code*, is hereby created to read as follows:

CHAPTER 118 - CITY GRANTS

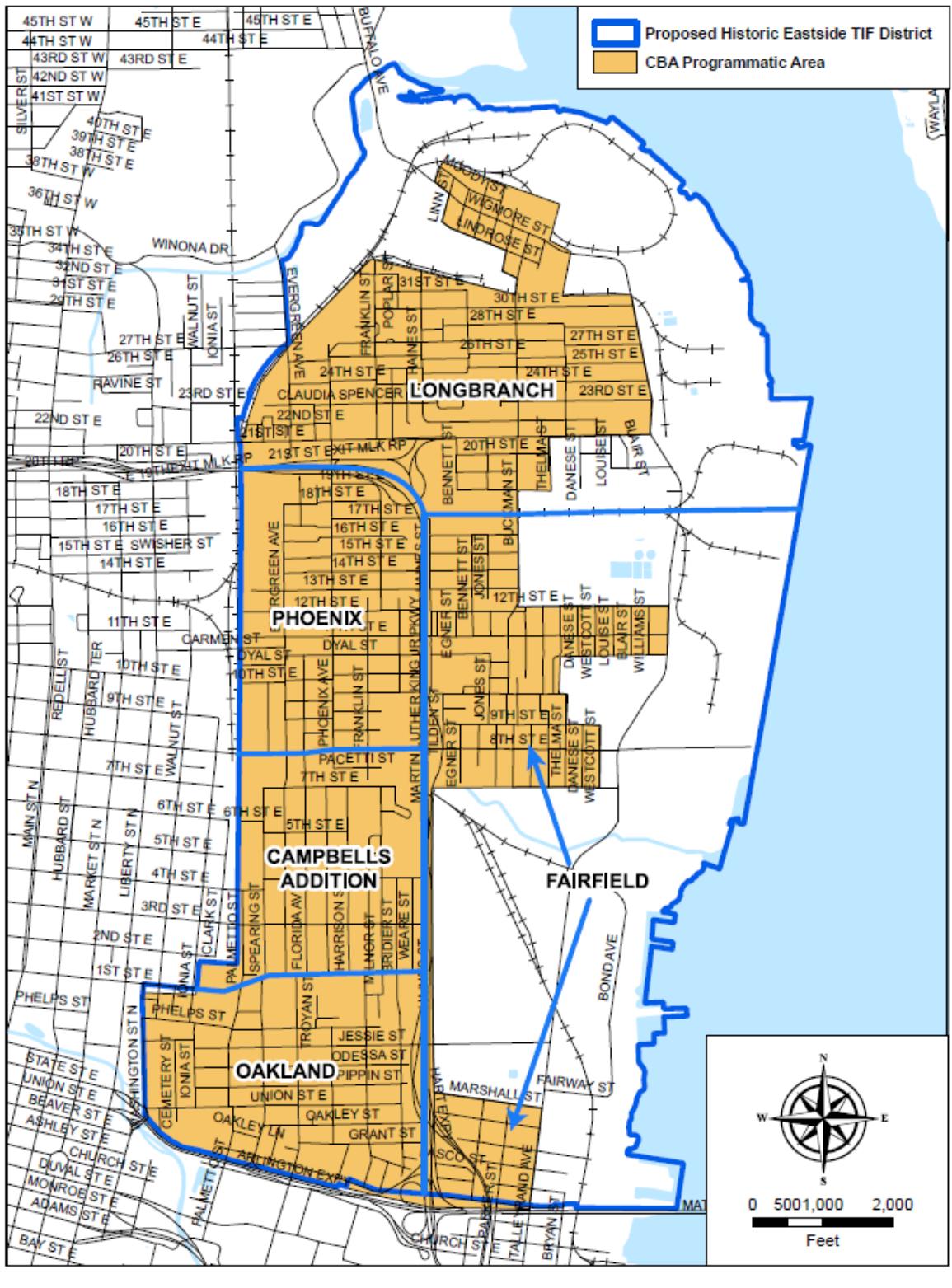
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PART 9. - EASTSIDE COMMUNITY GRANTS PROGRAM

Sec. 118.901. - Creation and purpose.

There is hereby created an Eastside Community Grants Program ("Eastside Grants Program") which shall be administered by the Historic Eastside CBA Organization, Inc. ("Eastside CBA Organization") Board of Directors as described herein. The mission and purpose of the Eastside Grants Program is to provide a process by which funds made available for the Eastside Strategic Focus through the Supplemental Jacksonville Stadium Community Benefits Agreement, approved and authorized by Ordinance 2024-905-E, will be distributed within the Eastside, as depicted in Figure 1 below, to provide public support to organizations operating or administering programs, services, projects, or initiatives for Affordable Housing, Workforce Housing, economic development, and/or mitigation of homelessness in Eastside. Chapter 118, Parts 1 through 5 shall apply to this Part 9.

Figure 1: Eastside Map



Sec. 118.902. - Definitions.

The following terms, wherever used in this Part, shall have the following respective meanings for the purposes of this Part, unless different meanings are clearly indicated by the context or as

1 referenced within specific Sections.

2 *Affordable housing* means housing on which the occupant is paying
3 no more than 30 percent of the amount that is equal to 80 percent of
4 the Local Area Median Income for housing costs, including utilities,
5 unless the U.S. Department of Housing and Urban Development publishes
6 a codified definition of "affordable housing" in which case such
7 definition shall be used hereunder.

8 *Eastside* shall mean the area shaded in orange and located
9 generally within the boundaries identified on Figure 1 of Section
10 118.901.

11 *Eastside Strategic Focus* shall mean economic development,
12 Affordable Housing, Workforce Housing and the mitigation of
13 homelessness in Eastside as provided in the Supplemental Jacksonville
14 Stadium Community Benefits Agreement approved and authorized by
15 Ordinance 2024-905-E.

16 *Local Area Median Income* shall mean the median gross income for
17 Duval County, Florida, as published annually by the U.S. Department
18 of Housing and Urban Development (currently the Jacksonville, FL HUD
19 Metro FMR Area).

20 *Workforce Housing* shall mean housing that is not Affordable
21 Housing but is housing on which the occupant is paying no more than
22 30 percent of the amount that is equal to 120 percent of the Local
23 Area Median Income for housing costs, including utilities.

24 **Sec. 118.903. - Responsibility.**

25 (a) CBA Organization board appointments and terms:

26 (1) *Composition of Eastside CBA Organization Board of*
27 *Directors.* Historic Eastside CBA Organization, Inc. is a
28 not-for-profit 501(c)(3). The Eastside CBA Organization
29 Board of Directors (the "Board") shall consist of nine
30 voting members, four to be appointed by the Council
31 President and confirmed by the City Council, four to be

1 appointed by the Mayor and confirmed by the City Council,
2 and one current employee of Jacksonville Jaguars, LLC
3 ("JJL") to be selected by JJL.

4 (2) *Terms.* Pursuant to the Eastside CBA Organization bylaws,
5 the Mayor and Council President appointees shall serve
6 staggered two-year terms commencing March 1 or upon
7 confirmation by the City Council, whichever is earlier,
8 but shall serve until their successor is appointed and
9 confirmed by the City Council. Of the initial appointments
10 by the Mayor and Council President, four members, two
11 appointed by the Council President and two appointed by
12 the Mayor, shall serve an initial two-year first full term
13 and four members, two appointed by the Council President
14 and two appointed by the Mayor, shall serve an initial one-
15 year term. No member shall serve more than two consecutive
16 full terms; but appointments to fill vacancies for partial
17 terms (less than 50 percent of a full term) and initial
18 appointments under the preceding sentence for less than
19 two years, shall not be deemed full terms and said members
20 may be reappointed for up to two additional consecutive
21 full terms.

22 (3) *Removal.* The members appointed by the Mayor shall serve
23 and be removed at the pleasure of the Mayor. Members
24 appointed by the Council President shall serve and be
25 removed at the pleasure of the Council President.

26 (4) *Qualifications.* To the extent feasible, the Mayor and
27 Council President shall endeavor to appoint members who
28 reside in or have a substantial economic business interest
29 in each of the five neighborhoods that comprise the
30 Eastside as visually depicted in Figure 1 of Section
31 118.901 as follows:

- (i) Campbells Addition;
- (ii) Fairfield;
- (iii) Longbranch;
- (iv) Oakland; and
- (v) Phoenix.

No more than three members, regardless of appointing authority, shall reside in or have a substantial business interest in a single neighborhood.

(b) Eastside CBA Organization is hereby designated as the agent of the City for the purposes of determining and authorizing the allocation of a lump sum Eastside Grants Program appropriation designated in the annual budget ordinance or supplemental appropriation ordinances as being appropriated for eligible recipients. The determinations and authorizations made by Eastside CBA Organization in accordance with the provisions of this Section shall be final and not subject to further administrative review by any executive or administrative official of the City. Any entity receiving funding through the Eastside Grants Program shall be ineligible to receive funding through another City program, including but not limited to the programs listed below:

- (1) Public Service Grant program pursuant to Chapter 118, Part 8;
- (2) Cultural Service Grant Program pursuant to Chapter 118, Part 6;
- (3) Art in Public Places Program pursuant to Chapter 118, Part 6;
- (4) Kids Hope Alliance program pursuant to Chapter 77;
- (5) Downtown Investment Authority and Office of Economic Development Programs pursuant to Chapter 55 and Chapter 26, respectively;

- (6) Housing and Community Development Division programs pursuant to Chapter 34, Part 2; and
- (7) Social Services Division programs pursuant to Chapter 28, Part 5.

Sec. 118.904. - Lump sum appropriation to Eastside CBA Organization; Allocation to Funded Categories; Rollover.

(a) *Lump Sum Appropriation.* The process for the annual Eastside Grants Program appropriation will begin with Eastside CBA Organization's preparation of an annual appropriation request based on information provided by eligible organizations in a "letter of intent." This request will reflect a lump sum appropriation to be indicated in the annual City budget as "Eastside Grants Program." Eastside CBA Organization shall be allocated \$400,000 from the first annual lump sum appropriation for the Eastside Grants Program to be used for the costs of administration of the Eastside Grants Program which amount shall be subject to a 3% annual escalator for each year thereafter. The Eastside Grants Program request shall be submitted to the Mayor for review by the Mayor's Budget Review Committee ("MBRC") which will recommend a lump sum appropriation to be included in the proposed budget for the upcoming fiscal year. In addition, Eastside CBA Organization shall recommend the percentage or amount of City funds to be allocated to each of the following 4 disciplines for the ensuing grant cycle: Affordable Housing, Workforce Housing, economic development, and mitigation of homelessness in Eastside (individually, a "Funded Category" and collectively, the "Funded Categories") as outlined in subsection (b) below. Eastside CBA Organization shall also include in the request relevant information regarding programs, services, projects and investments to be provided to the community as a result of the funding and shall be responsible for documenting

the validity of the request to the MBRC, the City Council Finance Committee, and the City Council throughout the budgeting process.

(b) *Annual Recommendation and Allocation of Funding.* On or before March 1 of each year, Eastside CBA Organization shall assess the needs of the Eastside community and recommend to the City Council the percentage or amount of City funds to be allocated to each of the Funded Categories. The City Council shall review the proposed allocation to each of the Funded Categories recommended by Eastside CBA Organization and approve or revise those amounts, as the Council determines appropriate, on or before May 1 of each year. Allocation of City funds for capital projects or initiatives shall be limited to 60 percent or less of the total annual lump sum appropriation amount.

(c) *Rollover.* Eastside CBA Organization is authorized to retain any funds remaining unexpended or unallocated at the end of each fiscal year for allocation for Eastside Grants Program grants during the next fiscal year. Eastside CBA Organization shall include in its request and recommendation for the annual allocation to the Eastside Grants Program as outlined in subsection (a) above, the amount of any funds remaining unexpended or unallocated from the prior fiscal year.

Sec. 118.905. - Allocation by Eastside CBA Organization; generally.

Final determination for allocation of funding to applicant organizations from the lump sum appropriation shall be made by the Eastside CBA Organization Board of Directors. Funding will be allocated by contract between the recipient organization and Eastside CBA Organization. Requesting organizations will be notified in writing of the results of their request and will be provided with any support information or justification for the Board's decision which might be helpful. A complete list of the individual operating amounts

1 and capital amounts allocations will be forwarded to the City Council
2 Auditor's office, the Office of the Mayor, the City Council, and the
3 Finance Department or other department assigned by the Mayor.

4 **Sec. 118.906. - Application for Eastside Grants Program grants.**

5 (a) The Eastside CBA Organization Board shall be responsible for
6 developing a competitive process by which applications may be
7 submitted for receipt of grants through the Eastside Grants
8 Program subject to the provisions of this Part. The Board shall
9 further be responsible for administration of the Eastside Grants
10 Program. Administrative and operating procedures shall be
11 established and amended as necessary to meet the mission of the
12 Eastside Grants Program and current needs of the community. The
13 procedure prescribed herein, as further developed by Eastside
14 CBA Organization, shall be the only procedure available to
15 organizations requesting public support through the Eastside
16 Grants Program.

17 (b) The following components shall be included in any administrative
18 and operating procedures developed and implemented by Eastside
19 CBA Organization:

20 (1) The Board's primary responsibilities with respect to the
21 applications received shall include:

22 (i) Reviewing and evaluating all applications based on
23 established criteria as provided herein;

24 (ii) Serving as an on-site evaluator and lead reviewer for
25 a selected number of applicants; and

26 (iii) Attending an orientation session and all review
27 sessions.

28 (2) The Board will determine the organizations to be funded
29 and the amount of funding to be allocated to each recipient
30 organization.

31 (3) Eastside CBA Organization shall publish each year in a

newspaper of general circulation in the City, at least one month before the last day on which appropriation request must be submitted to Eastside CBA Organization, a notice that it is accepting Eastside Grants Program grant requests for the ensuing fiscal year, stating the place where the appropriation request forms may be obtained, the last day on which the completed appropriation requests must be returned to Eastside CBA Organization and when and where Eastside CBA Organization (or a duly authorized committee thereof) will hold a hearing on the appropriation requests (which may include a statement that the hearing may be adjourned from time to time and from place to place until all the appropriation requests have been heard).

- (4) Eastside CBA Organization shall promulgate a written procedure for the submission of operations and/or capital appropriation requests by eligible organizations, which procedure shall be made known to each requesting organization, or its agent or representative, at the time the appropriation request form is supplied to the requesting organization.
- (5) Eastside CBA Organization shall conduct at least two mandatory application workshops (each a "Mandatory Application Workshop") for requesting organizations within 30 days following the effective date of the Funded Categories legislation setting forth the percentages and/or amount of City funding to be allocated to each Funded Category as adopted by the City Council. At least one Mandatory Application Workshop shall be scheduled to begin after 5:00 p.m.
- (6) Eastside CBA Organization (or a duly authorized committee thereof) shall consider appropriation requests returned by

1 the requesting organizations. No less than 5 members of
2 the Eastside CBA Organization Board shall score all
3 qualified applications submitted for a Funded Category.
4 Eastside CBA Organization shall afford the requesting
5 organizations an opportunity to make an oral or written
6 presentation to justify or explain their respective
7 appropriation requests, and no requesting organization
8 shall be denied this opportunity solely because it has
9 never submitted an appropriation request before or because
10 a previous appropriation request was denied.

11 (7) All meetings and sessions of the Board shall be held in a
12 publicly accessible location and shall be noticed and open
13 to the public in accordance with Florida's open meetings
14 law. All communications between and amongst the members of
15 the Board shall comply with Chapter 286, *Florida Statutes*,
16 (Florida's Government in the Sunshine law).

17 **Sec. 118.907. - Eligibility for Eastside Grants Program grants.**

18 (a) *Eligibility Criteria.* To be eligible for funding an
19 organization must meet the following criteria:

20 (1) The organization must operate in Duval County.
21 (2) At the time of application, the organization must have been
22 in existence, active, and in good standing as a Florida
23 Corporation for at least two years and must have two years
24 of filed tax returns.

25 (3) The organization shall have a demonstrated track record in
26 successfully delivering outcomes outlined in the Eastside
27 Strategic Focus.

28 (4) The organization shall have a broad base of community
29 representation in management and membership. The members
30 of the board of directors shall not receive any
31 compensation for their service as directors, but they may

1 be reimbursed for actual monetary expenditures on behalf
2 of the organization. The corporate charter or by-laws shall
3 provide a method of selection of the board of directors
4 which will periodically subject the directors to the
5 possibility of replacement by other qualified persons. The
6 membership of the organization shall be open to as large a
7 portion of the public as possible, subject to such
8 nondiscriminatory conditions and qualifications for
9 membership as may be imposed by the corporate charter or
10 by-laws, provided that this requirement shall not be
11 construed to prevent or prohibit an organization from
12 having different classes of membership with different
13 conditions and qualifications for admission and different
14 relative rights, privileges, and duties.

15 (5) If the organization is a previous recipient of a City grant
16 or an Eastside Grants Program grant, the organization must
17 have submitted all required reports for previous grants.

18 (6) At least 50 percent of the organization's operating revenue
19 or support shall be derived from sources other than the
20 Eastside Grants Program or other City programs or funding
21 not disallowed per Section 118.903.

22 (7) The organization shall provide services or activities which
23 benefit or are made available to a broad range of the
24 people of the City, focused within the Eastside community,
25 and shall be offered on a nondiscriminatory basis to those
26 people.

27 (8) To receive general operating or capital support, the
28 organization must as its primary function present, sponsor,
29 exhibit or otherwise offer for public consumption programs,
30 services or activities in any one or combination of the
31 Funded Categories.

(9) If a capital allocation for physical improvements to property is funded at or above \$25,000 the organization must enter into a restrictive covenant agreement with the City of Jacksonville to ensure dedicated use of the relative facilities or properties for public purposes for a period of not less than ten years. Grants for capital improvements shall only be paid upon substantial completion of the project.

(10) The organization shall make all reasonable efforts to adhere to the City of Jacksonville's procurement requirements for capital expenditures.

(11) The organization must attend a Mandatory Application Workshop.

(12) Eastside CBA Organization will make requests for disbursements of funds from the City and is responsible for monitoring and ensuring the funds are spent for their intended purpose and reporting on the results and use of these funds to the City of Jacksonville.

(b) *Eligibility Documents.* Notwithstanding the prohibition in subsection (a) above, a requesting organization shall include the following eligibility documents listed in subsections (1)–(5) below (collectively, the "Eligibility Documents") in its Eastside Grants Program grant application submittal. If a requesting organization fails to include the Eligibility Documents in the form and manner prescribed below, the requesting organization shall be ineligible to apply for a Eastside Grants Program grant and such requesting organization's application shall not be reviewed and evaluated by the Eastside CBA Organization or duly authorized committee thereof. The Eligibility Documents are as follows:

- (1) A copy of a good standing certificate issued within the last 12 months by the Florida Division of Corporations evidencing that the requesting organization is in good standing and has been in existence for two years prior to the Eastside Grants Program grant application deadline; and
- (2) Not-for-profit organizations and for-profit organizations, if applicable, shall provide either:
 - (i) A copy of the requesting organization's current Charitable Solicitation Permit issued by the State of Florida evidencing that the requesting organization is current on State charitable permitting fees; or
 - (ii) A State letter of exemption indicating that the organization is exempt pursuant to Section 496.406(3), *Florida Statutes*; and
- (3) The following financial information as applicable:
 - (i) Copies of the requesting organization's fiscal balance sheets and statements of income and expenses for the last two fiscal years of the requesting organization; and
 - (ii) Copies of the requesting organization's completed and filed federal tax returns for the last two tax years; or
 - (iii) Organizations exempt from filing federal tax returns shall file:
 - a. IRS certification of exemption; and
 - b. Copies of independent audit reports for the last two years; or
 - (iv) If the organization does not have the financial information requested in subsections (3)(i)-(iii) above, then the organization must submit its

1 financial information in form and substance
2 reasonably acceptable to the City's Department of
3 Finance. The form shall be identified by the
4 Department prior to the commencement of the
5 application cycle and be uniform for all
6 organizations completing the form.

7 (4) A copy of the completed Mandatory Application Workshop
8 certificate issued by the Eastside CBA Organization
9 evidencing the requesting organization's compliance with
10 the Mandatory Application Workshop pursuant to Section
11 118.907; and

12 (5) An original affidavit, in the form provided by the Office
13 of General Counsel, executed by the requesting
14 organization's executive director, chief executive or
15 operating officer, president, vice president or board
16 chairman certifying that:

17 (i) The requesting organization's program will be
18 operated in Duval County and serve the people of the
19 City. For organizations requesting funds for capital
20 projects or improvements, the affidavit shall state
21 the project will be constructed/operated within the
22 Eastside;

23 (ii) The requesting organization's program or project will
24 serve one of the Funded Categories for the grant
25 application cycle in which the requesting
26 organization is applying for;

27 (iii) The requesting organization's program or project is
28 not receiving funding from any of the City programs
29 listed in Section 118.903(b)(1)-(7);

30 (iv) The requesting organization's appropriation request
31 for multiple or single programs or projects does not

exceed in the aggregate 50 percent of the requesting organization's annual revenue (as shown on filed tax returns) averaged over the previous two tax years;

(v) The requesting organization is in compliance with the terms of all existing City agreements in which the requesting organization is a party; and

(vi) The requesting organization is in compliance with all applicable federal, State, local laws, rules, regulations and ordinances, as the same may exist and may be amended from time to time.

Sec. 118.908. - Criteria for judging applicants for Eastside Grants
Program grants.

All applicants to the Eastside Grants Program will be evaluated based on the following criteria:

- (a) Quality of program(s) or project;
- (b) Impact of the program(s) or project within one or more of the aforementioned Funded Categories: Affordable Housing, Workforce Housing, economic development, and mitigation of homelessness in Eastside;
- (c) Eastside community outreach and service to culturally diverse populations;
- (d) Management capability of board and staff;
- (e) Eastside community impact;
- (f) Need for the organization in the Eastside community;
- (g) Quality and results of past performance by the organization and/or the program or initiative to be funded;
- (h) For capital projects or initiatives, evidence that the project or initiative can/will be completed; and
- (i) Exploration of innovative ideas and programming.

Sec. 118.909. - Restrictions on use of Eastside Grants Program grants; Grant award limitations.

1 (a) *Restrictions on Use.*

2 (1) Eastside Grants Program grant funds must be used for
3 Affordable Housing, Workforce Housing, economic
4 development and/or mitigation of homelessness in the
5 Eastside.

6 (2) Each recipient of appropriations made pursuant to Chapter
7 118 is responsible for ensuring that City funds are
8 expended pursuant to Section 118.301.

9 (3) Eastside Grants Program grant funds must be kept in an
10 individual bank account, notwithstanding the provision to
11 the contrary in Section 118.201, separate from other
12 organization funds. It may be an interest-bearing account,
13 but the total amount of the grant and the interest must be
14 spent by the end of the contract period, except that a
15 remaining balance may be maintained in the Eastside Grants
16 Program account, notwithstanding the provision to the
17 contrary in Section 118.301(a)(5). This balance must be
18 identified and documented in quarterly and year-end reports
19 and shall not exceed \$500. This balance shall be returned
20 to the City within the first 90 days of the first fiscal
21 year in which the recipient no longer receives an Eastside
22 Grants Program grant appropriation. The portion of unspent
23 funds that exceed \$500 shall follow the provisions of
24 Section 118.301(a)(5).

25 (b) *Grant Award Limitations.*

26 (1) Individual grants within each Funded Category shall be
27 based on the high score model for funding purposes. The
28 high score model shall award 100 percent of requested
29 funding for the highest ranked score until funds are
30 exhausted. Grants awarded for operational or programmatic
31 initiatives shall be up to the maximum amount of \$250,000.

- (2) Each requesting organization shall be limited to submittal of one grant application per Funded Category.
- (3) Requesting organizations applying to more than one Funded Category may submit only one application total for a particular program, project or initiative and a particular program, project or initiative may be awarded only one Eastside Program Grant in any grant cycle.

Sec. 118.910. - City contract, review, and oversight.

- (a) Upon approval of the annual budget by the City Council, one contract will be prepared and administered through the Finance Department, which will reflect the total amount of the lump sum appropriation for Eastside Grants Program grants to all organizations. Funds shall be distributed to Eastside CBA Organization on a quarterly basis in amounts to be determined annually, notwithstanding the provision to the contrary in Section 118.201(f)(7), upon receipt by the Finance Department of a quarterly financial and programmatic report.
- (b) Eastside CBA Organization shall establish a quarterly reporting system for all funded organizations which provides financial and programmatic information documenting the use and impact of the Eastside Grants Program grant funds.
- (d) Eastside CBA Organization shall provide the City Auditor's office with an independently prepared or audited financial statement (depending on grant amount) from all recipients at the conclusion of the grant period in accordance with Section 118.201(f). All application forms, procedures, reporting requirements, and contract agreements for recipient organizations (other than Eastside CBA Organization) will be developed by Eastside CBA Organization and will be between Eastside CBA Organization and the individual recipient organizations.

1 **Section 3. Severability.** The provisions of this Ordinance,
2 including sections and subsections within the Ordinance, are intended
3 to be severable and if any provision is declared invalid or
4 unenforceable by a court of competent jurisdiction, such provision
5 shall be severed and the remainder shall continue in full force and
6 effect, with the Ordinance being deemed amended to the least degree
7 legally permissible.

8 **Section 4. Codification Instructions.** The Codifier and the
9 Office of General Counsel are authorized to make all chapter and
10 division "tables of contents" consistent with the changes set forth
11 herein. Such editorial changes and any others necessary to make the
12 Ordinance Code consistent with the intent of this legislation are
13 approved and directed herein, and changes to the Ordinance Code shall
14 be made forthwith and when inconsistencies are discovered.

15 **Section 5. Effective Date.** This Ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

18

19 Form Approved:

20

21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Mary E. Staffopoulos

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