

The Neighborhoods, Community Services, Public Health and Safety Committee offers the following Substitute to File No. 2025-781:

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; 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 **Revised Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

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

(b) Appropriated to:

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

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$15,000,000 (including \$3,000,000 from a Special Council Reserve - Designated Contingency account and \$12,000,000 from a Special Council Reserve Contingency account) 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 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) \$2,675,000 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 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, and (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.

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 **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 **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 **Revised 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 **Revised 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

1 and sporting events. In exchange for City funding, UNF has agreed
2 to allow the City use of Hodges Stadium and its surrounding facilities
3 for mutually agreed community events as scheduling permits and will
4 waive any associated rental fees. Finally, FSCJ will use the City
5 funds to purchase a building at Cecil Commerce Center to house a
6 training institute that will offer workforce training and programs
7 for skilled construction and logistics trades or advanced
8 manufacturing as described in **Revised Exhibit 6**, attached hereto and
9 incorporated herein by this reference.

10 **Section 4. Carryover.** The funds appropriated herein to EWU
11 shall not lapse but shall carryover to Fiscal Year 2027-2028 and the
12 funds appropriated herein to UNF shall not lapse but shall carryover
13 to Fiscal Year 2026-2027.

14 **Section 5. Approval and Authorization to Execute**
15 **Agreements.** The Mayor, or her designee, and the Corporation Secretary
16 are hereby authorized to execute and deliver, for and on behalf of
17 the City, agreements providing terms and conditions relative to
18 expenditure of City funds on the projects and programs described
19 above, as follows: (1) a funding agreement with Northeast Florida
20 Builders Association, Inc., for a term commencing on October 1, 2025
21 through September 30, 2026 and in an amount not-to-exceed \$1,000,000,
22 for the NEFBA Workforce Development Center as described in **Revised**
23 **Exhibit 2**, (2) a funding agreement with Edward Waters University,
24 Inc., for a term commencing on October 1, 2025 through September 30,
25 2028 and in an amount not-to-exceed \$2,675,000, for the Living,
26 Learning, Community Center as described in **Revised Exhibit 3**, (3) a
27 grant agreement with Workforce Industrial Training, LLC, for a term
28 commencing on October 1, 2025 through September 30, 2026 and in an
29 amount not-to-exceed \$325,000, for the Operation Boost Initiative as
30 described in **Revised Exhibit 4**, (4) a funding agreement with the
31 University of North Florida, for a term commencing on October 1, 2025

1 through September 30, 2027 and in an amount not-to-exceed \$6,000,000,
2 as described in **Revised Exhibit 5**, and (5) a grant agreement with
3 Florida State College at Jacksonville, for a term commencing on
4 October 1, 2025 through September 30, 2026 and in an amount not-to-
5 exceed \$5,000,000, as described in **Revised Exhibit 6**, and all other
6 contracts, memorandums of understanding and documents, including
7 extensions, renewals or amendments thereto, and to otherwise take all
8 action necessary to effectuate the intent of this Ordinance, subject
9 to appropriate legal review and approval by the Office of General
10 Counsel and the City's Risk Management Division for appropriate
11 insurance and indemnification requirements in accordance with Section
12 128.601, *Ordinance Code*.

13 **Section 6. Waiving Section 118.107 (Nonprofits to receive**
14 **funding through a competitive evaluated award process; waiver and**
15 **disclosures), Part 1 (General Provisions), Chapter 118 (City Grants),**
16 **Ordinance Code.** The provisions of Section 118.107 (Nonprofits to
17 receive funding through a competitive evaluated award process; waiver
18 and disclosures), Part 1 (General Provisions), Chapter 118 (City
19 Grants), *Ordinance Code*, are hereby waived to allow for a direct
20 contract between the City of Jacksonville and NEFBA and a direct
21 contract between the City of Jacksonville and EWU as described herein.
22 The City finds that this waiver as applied to NEFBA is justified as
23 the City funds will be used to support a workforce development center
24 to provide vital training in various trades to residents of Duval
25 County. The City further finds that this waiver as applied to EWU
26 is justified as the City funds will be used to support development
27 of a center that will house residential facilities for students and
28 visitors to the EWU campus and will operate as a venue and multi-
29 purpose space for institutional and external (community) conferences
30 and events, with opportunities for health, wellness, and senior/youth
31 engagement programs to be offered from the facility. In addition,

1 EWU intends that the facility would also be used as an emergency
2 shelter in the New Town community should the need arise. NEFBA and
3 EWU have provided an Affidavit of Disclosure as required by subsection
4 118.107(b)(2), *Ordinance Code*, attached hereto as **Exhibit 7** and
5 **Exhibit 8**, respectively, to accompany this waiver.

6 **Section 7. Oversight.** The Grants and Contract Compliance
7 Division of the Finance Department shall have oversight of the grant
8 agreement between the City and WIT. The Public Works Department
9 shall have oversight of the agreements between the City and NEFBA,
10 EWU, UNF and FSCJ.

11 **Section 8. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

14
15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation prepared by: Mary E. Staffopoulos

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