

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes

**Tuesday, December 3, 2019**

**9:30 AM**

**Council Chambers 1st Floor, City Hall**

### **Finance Committee**

*Aaron Bowman, Chair*

*LeAnna Cumber, Vice Chair*

*Randy DeFoor*

*Terrance Freeman*

*Tommy Hazouri*

*Ju'Coby Pittman*

*Ron Salem, Pharm. D.*

*Legislative Assistant: Crystal Shemwell*

*Legislative Assistant: Juliette Williams*

*Council Auditor: Kyle Billy*

*Chief of Research: Jeff Clements*

*Deputy General Counsel: Peggy Sidman*

*Administration: Rachel Lockhart*

*Asst. Council Auditor: Kim Taylor*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Meeting Convened: 9:30**

**Meeting Adjourned: 11:10**

**NOTE: The next regular meeting will be held Tuesday, January 7, 2020.**

Strategic Plan Discussion: Chairman Bowman distributed and discussed a handout listing the City Council Strategic Plan Initiatives for 1, 3 and 5 years resulting from the recent moderated planning exercise, with some preliminary budget figures attached to several of the items. He stated that the Council will need to adopt the priorities by resolution (sponsored by the Finance Committee) and make a budget request of the Mayor for a \$5 million allocation in his proposed FY20-21 budget for Council priorities, mirroring the process that started last year. Mr. Bowman asked the committee to prioritize the list at the next meeting for consideration by the full Council. He cautioned that items need to have real budget numbers attached and represent a real plan to achieve something specific, not be a "wish list". He suggested the need for a half-time staff person to support the strategic plan work, possibly achieved by sharing half of the currently unfilled position in TDC office. Council Member Hazouri asked for a list of the items that were proposed but then eliminated during the strategic planning exercise. Council Member DeFoor requested the draft list in electronic format so that she can reorder it easily. Council Member Salem asked if items can still be added, like infant mortality, for which a study is currently underway. Mr. Bowman said that additional items should not be added in the strategic plan bill, the process for which is completed, but could be made as a separate request for a budget allocation. Mr. Salem said will investigate that issue further. Council Member DeFoor said she would be revising the mental healthcare initiatives item wording to more accurately reflect the item she proposed in the planning exercise.

**Item/File No. Title History**

1. [2019-0555](#) ORD Auth the Approp of \$1,725,422.19 in funding from the City's General Fund, General Svc. Dist. Fund Balance, in order to provide funding for the repayment by the City of funds received from the State of FL Dept of Environmental Protection, Pursuant to that certain land & water conservation Fund Agreement No.12-00182 btwn the City & the State of FL ("Grant Agreement"), to allow for the future dev of Metropolitan Park; Apv & Auth Mayor & Corp Sec to Exec any Grant Agreeemt termination docs & othr agreemts as req by law.  
(B.T. 19-112)(Lotzia)(Req of Mayor)  
8/13/2019 CO Introduced: NCSPHS, TEU, F  
8/19/2019 NCSPHS Read 2nd & Rerefer  
8/19/2019 TEU Read 2nd & Rerefer  
8/20/2019 F Read 2nd and Rerefer  
8/27/2019 CO PH Read 2nd and Rerefered; NCSPHS,TEU,F  
9/5/2019 NCSPHS Meeting Cancelled/Defer  
9/5/2019 TEU Meeting Cancelled/Defer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/27/19

**DEFER (At the request of the Administraton)**

2. [2019-0693](#) ORD-MC Regarding JEA; Amend Sec 21.07 (Fiscal & Budgetary Functions), Article 21 (JEA), City Charter, to create a New Subsection M to provide for a sharing of dividends to JEA customers based on JEA's change in net position. (Sidman)(Introduced by CM Dennis)  
9/24/2019 CO Introduced: TEU, F, R  
9/30/2019 TEU Read 2nd & Rerefer  
10/1/2019 F Read 2nd and Rerefer  
10/1/2019 R Read 2nd and Rerefer  
10/8/2019 CO PH Addnl Read 2nd and Rerefered;TEU,F,R  
Public Hearing Pursuant to Chapt 166, F.S.& to Sec. 21.11, City Charter & CR 3.601 – 10/8/19 & 11/12/19

**DEFER (Pursuant to Section 21.11 City Charter Public Hearing)**

3. [2019-0725](#) ORD-MC Amend Sec 120.203 (Contributions: Refund of Contributions), Pt.2(Gen Employees Retirement Plan), Chapt. 120 (Gen Employees & Corrections Officers Pension Plans & all Employees Defined Contribution Retirement Plans), Ord Code, to provide for payment of JEA's unfunded actuarial accrued liability upon JEA recapitalization event; Making amendment contingent upon recapitalization event for a sunset date . (Sidman) (Introduced by CM Carlucci)  
10/8/2019 CO Introduced: TEU, F, R  
10/14/2019 TEU Read 2nd & Rerefer  
10/15/2019 F Read 2nd & Rerefer  
10/15/2019 R Read 2nd & Rerefer  
10/22/2019 CO PH Read 2nd and Rerefered;TEU,F,R  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

**DEFER (At the request of CM Carlucci)**

4. [2019-0804](#) ORD Approp \$920,699.00 from Amphitheater (Daily's Place) Rev to Amphitheater Expense to fund Capital Improvmt & Maint needs at Daily's Place (B.T. 20-027) (McCain) (Req of Mayor)(Co-Sponsored by CM Dennis)  
11/12/19 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
12/02/2019 NCSPHS Approve 6-0  
12/03/2019 F Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/26/19

Daryl Joseph, Director of Parks, Recreation and Community Services, explained the needs at Daily's Place to which these funds will be applies – misting fans, back-of-house improvements, and overall maintenance. Assistant Council Auditor Kim Taylor reported that these funds are generated from ticket surcharges and parking fees on Daily's Place events and investment pool earnings, and are required to be used for capital and maintenance needs at the facility.

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

5. [2019-0806](#) ORD Apv & Auth Purchase & Sale Agreement bet COJ & M & M Dairy, Inc. & all closing docs relating thereto & take all necessary actions to Effectuate purposes of Agreement for Acquisition by buyer at Negotiated Purch Price of \$805,600.00 of real propty at 12210 New Berlin Rd (R.E.# 106596-0000), Comprising Approx 10.52 Acre for location of New Library. (McCain) (Req of Mayor) (Dist. 2-CM Ferraro)  
 11/12/19 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
 12/02/2019 NCSPHS Approve 6-0-1 (Abstain-CM Carlucci)  
 12/03/2019 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**Note: Purchase price (\$805,600) exceeds appraisal of property (\$740,000)**

6. [2019-0808](#) ORD Approp \$250,000.00 from Pretrial Detention Facility – Maint & Upgrades Proj to Montgomery Correctional Facility- MCC Women’s Dorm Generator Replacmt proj to provide funding for purch & installtn of replacemt generator at Montgomery Correctional Facility’s Women’s dorm; Amend 2020-2024 5-yr Cap Improv Prog Apv by Ord 2019-505-E to reduce funding for “Pretrial Detention Facility – Maint.& Upgrades” proj & to prov funding for “Montgomery Correctional Facility – MCC Women’s Dorm Generator Replacement.” (B.T. 20-022)(McCain)(Req of Mayor) (Co-Sponsored by CM's Dennis, Newby, Morgan)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
 12/02/2019 NCSPHS Approve 7-0  
 12/03/2019 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

- 7. [2019-0809](#) ORD Approp \$35,000.00 from State of FL Div of Historical Resources to hire Historic Preservation Consultant to map Old City Cemetery; Apv & Auth Mayor, or designee & Corp Sec to Execute & Deliver agreemt bet State of FL Dept of State & COJ; Oversight by Planning & Dev Dept. (B.T. 20-015) (McCain) (Req of Mayor)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
 12/02/2019 NCSPHS Approve 7-0  
 12/03/2019 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

Christian Popoli, historic preservation planner in the Planning and Development Department, explained the grant, which the City generally gets annually from the state. The grant this year will use GPS mapping to correlate graves and headstones to existing paper records for Old City Cemetery. In response to a question from Council Member Pittman about whether there is a strategic plan for dealing with cemetery records, Mr. Popoli said this bill deals only with City Cemetery which has lots of records, but needs mapping. The other cemeteries the City owns have very little in the way of records, so the only real data is what has been recorded from reading the tombstones.

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

8. [2019-0810](#) ORD Approp of \$8,000,000.00 from Gen. Fund Balance to Shands Jax Medical Center, Inc D/B/A UF Health (“Shands”) to fund legally req’d County Hospital Expenses; Apv & Auth Mayor, or his designee & Corp Sec to Exec & Deliver an Amendment One to Indigent Care Agreemt btwn the City & Shands dated 6/2/05. Oversight by the Dept of Finance & Admin.(B.T. 20-026)(McCain)(Req of Mayor) (Co-Sponsored by CM Dennis, Gaffney, Carlucci, Newby, Morgan, Pittman & Salem)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
 12/02/2019 NCSPHS Amend/Approve 7-0  
 12/03/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 11/26/19

In response to a question from Council Member Freeman about the administration's financial plan moving forward with UF Health, Chief Financial Officer Joey Greive said they will bring a plan at budget time that prioritizes the needs of the hospital along with all the other issues in the city. This current appropriation helps catch up a backlog of needs. Mr. Freeman said that UF Health is a vital resource in the community and needs a plan for long-term stability because it's so important. Council Member Salem said the City's indigent care contribution has been unchanged for years and UF Health's needs are enormous. He recommends at least adding an annual inflation factor to the indigent care contribution to keep up at least a little bit with rising costs. Council Member Hazouri said there is a need to get past occasional lump sum payments when money can be found and find a long-term sustainable funding source to deal with the real needs on a more permanent basis. Council Member DeFoor said that UF Health is a jewel in the community and needs the City's support to continue its success. Council Member Pittman cited the need to invest in the facilities and organizations that support the needs of the community; many, many people depend on it. She congratulated the administration for making a start on the needs and urged continued investment. Ms. Pittman asked to be added as a co-sponsor. Chairman Bowman agreed with the annual escalator concept for the indigent care contribution.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Correct funding source to General Fund/General Services District Fund Balance
2. Strike references to funding being legally required
3. p. 2, lines 19-24- strike reference to budgetary savings and excess revenue
4. Attach Revised Exhibit 2 to correct scrivener's and clarify that any excess funding may be applied to cover other City costs pursuant to the City's Indigent Care Agreement.

**COMMENT**

The Administration has indicated that this is intended to be a one-time appropriation to assist Shands. Should additional funding to Shands be of a recurring nature pursuant to the Indigent Care Agreement, this should be included in the budget given that the General Fund/General Services District Fund Balance is intended to be infrequently and sparingly used.

9. [2019-0811](#) ORD re a partial Ad Valorem Property Tax Exemption for Rehab of a City Designated Landmark at 112 W. Adams St, Owned by Barnett Tower 2, LLC; Providing for Exemption from that Portion of Ad Valorem Taxation Levied by COJ on 100% of the increase in Assessed Value resulting from Qualifying Improvement Proj, Pursnt. to Sec. 780.303., Ord Code; Providing for an Exemption Period of ten (10)Yrs begin on January 1st of the yr following the yr in which the Council enacts this Ordinance, Pursnt. to Sec 780.304, Ord Code. (West)(NCSPHS)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,F  
 12/02/2019 NCSPHS Approve 7-0  
 12/03/2019 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

Lisa Sheppard of the Planning Department described the historic preservation tax exemption program approved by the state in the 1980s. It provides a partial tax exemption on ad valorem taxes for 10 years on the value of the new work on historic buildings.

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem



10. [2019-0812](#) ORD Approp \$95,000.00 from NW Jax Economic Dev Reserves to the NW Jax Economic Dev Subsidies & Contributions to allow the City to partner w/JTA to fund a grant for a Pilot Transportation Prog Apvd by Ord. 2019-245-E "Full Service Grocery Store Imprvmnt Prog" ("The Program") for 1-yr. Apv & Auth Mayor or his designee & Corp Sec to Exec & Deliver for & on behalf of the City, Funding Agmnt btwn the COJ & JTA for Pilot Transportation Prog.; Oversight by OED. (B.T. 20-024) (McCain) (Req of Mayor) (Co-Sponsored by CM Dennis, Carlucci, Newby, Gaffney, White, Morgan, Freeman & Salem)  
 11/12/2019 CO Introduced: NCSPHS, TEU, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/18/2019 TEU Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred;NCSPHS,TEU,F  
 12/02/2019 NCSPHS Amend/Approve 7-0  
 12/02/2019 TEU Amend/Approve 7-0  
 12/03/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

#### **AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

#### **TEU AMENDMENT**

1. Pg. 1, line 6 and pg. 2, line 6: insert "the" before "Northwest"
2. Pg. 1, lines 6 and 8 and pg. 2, lines 7 and 8: insert "Fund" after "Development"
3. Pg. 1, line 20: insert "the" before "pilot"
4. Require that JTA provide TEU a status update on the program after 6 months
5. Attach revised Exhibit 2 (funding agreement) to:
  - clarify the program start and end dates (2/1/20-1/31/21)
  - include the scope of services for the program
  - clarify the reporting requirements
  - remove reference to Ch. 118 and include reference to guidelines established in 2019-768
  - include a financial true-up at the end of the agreement

11. [2019-0813](#) ORD Approp \$200,000 from Mobile Markets Prog/Reserves to Subsidies & Contributions to Private Orgs., to Regional Food Bank of NE FL, Inc. D/B/A Feeding NE FL ("The Company") for Purpose of Providing Money Market Prog. Grant to company in the up-to amnt. of \$200,000 to provide funding for the purchase of a towing vehicle, trailer & related equipment. As necessary for Operation of a Mobile Food Market for NE Jax; provid.for carryover of funds from yr to yr until funds are expended or lapse according to the Agmnt; Apv & Auth Mayor & Corp Sec to Exec & Deliver Mobile Mrkt Prog Agmnt btwn COJ & the Company; Apv & Auth the Mayor, or his designee, & Corp. Sec. to execute & deliver that a certain Mobile Market Prog. Agreemnt. btwn the City & the Company; Auth Apv. of Technical Amendmnts by the Exec Director of OED; Oversight by OED; (B.T. 20-31) (Sawyer) (Req of Mayor)(Co-Sponsored by CM Dennis, Morgan, Newby, White, Carlucci, Diamond, Pittman, Freeman & Salem)
- 11/12/2019 CO Introduced: NCSPHS, TEU, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/18/2019 TEU Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO PH Read 2nd & Rereferred; NCSPHS, TEU, F  
 12/02/2019 NCSPHS Amend/Approve 5-0-1 (Abstain- CM R.Gaffney)  
 12/02/2019 TEU Amend/Approve 7-0  
 12/03/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

### **AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### **AMENDMENT**

1. Attach revised Exhibit 1 to attach signed BT
2. Attach revised Exhibit 2 to attach corrected project summary
3. Place revised agreement on file to correct scrivener's errors

12. [2019-0832](#) RESO Auth Issuance by Jax Housing Finance Auth (JHFA) of its Multifamily Housing Rev.Bonds (Sydney Trace) in an aggregate principal amount not to exceed \$21,500,000 for the purpose of financing all or a portion of the costs related to the acquisition & construction of a Multifamily Residential Housing Facilities for persons of low, middle, or moderate income located on the Northside of Merchants Way, W. of the Intersection of Oakleaf Village Pkwy & Merchants Way, Jax, FL to be commonly known as "Sydney Trace Apartments."; determining credit not being pledged. (Hodges) (Req of JHFA) (Co-Sponsored by CM's Carlucci & Gaffney)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO Read 2nd & Rerefered;NCSPHS,F  
 12/02/2019 NCSPHS Amend/Approve 7-0  
 12/03/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA – 11/4/19

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

**Place revised board resolution on file to include exhibits**

13. [2019-0833](#) RESO Auth Issuance by Jax Housing Finance Auth of its Multifamily Housing Revenue Bonds (Ashley Square) in an aggregate principal amount not to exceed \$14,000,000 for the purpose of financing all or a portion of the costs related to the acquisition & construction of a Multifamily Residential Housing Facilities for elderly persons of low, middle, or moderate income located at 127 East Ashley St. & 116 East Beaver St., Jax, FL to be commonly known as "Ashley Square Apts."; determining credit not being pledged. (Hodges) (Req of JHFA) (Co-Sponsored by CM's Carlucci, Gaffney & Newby)  
 11/12/2019 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 11/26/2019 CO Read 2nd & Rerefered;NCSPHS, F  
 12/02/2019 NCSPHS Approve 7-0  
 12/03/2019 F Approve 7-0  
 Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA – 11/4/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

14. [2019-0834](#) RESO Auth Issuance by Jax Housing Finance Auth of its Homeowner Mortgage Rev. Bonds, in an aggregate face amnt. Not to exceed \$50,000,000 for the purpose of purchasing Mortgage Loans originated by participating local lending institutions to finance the purchase or rehab. of new or existing owner-occupied Single-family residences w/in Duval Cty, FL. by persons of low, middle, or moderate or middle income, or purchasing securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans; include. w/o limitation, securities guaranteed by the Federal Govern. or agencies thereof (The Project) or for the purpose of refunding portions of previously issued Homeowner Mortgage Rev, Bonds to thereby make funds available for the financing of the proj.; Auth the submission of a req. for a private activity bond volume cap allocation; Determining credit not being pledged. (Hodges) (Req of JHFA)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rerefered; NCSPHS, F  
12/02/2019 NCSPHS Approve 7-0  
12/03/2019 F Approve 7-0  
Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA – 11/4/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

15. [2019-0844](#) RESO Auth Economic Dev Agreeemt with Eagle LNG Partners, LLC (“Company”) supporting Constrctn of New Liquefied Natural Gas Export Facility at 1632 Zoo Pkwy lin the City(“Project”),Auth Recapture Enhanced Value (Rev) Grant of \$23,000,000; Auth Apvl of Tech Amend by Exec Dir of OED; Prov Oversight by OED; Prov deadline for Company to Execute Agreeemt; Affirming Proj compliance w/Public Investment Policy adopt by ORD 2016-382-E, as Amended; 2-Reading passage Pursuant to Council Rule 3.305. (Sawyer) (Req of Mayor)  
11/26/2019 CO Introduced: TEU, F  
12/02/2019 TEU Amend/Approve 7-0  
12/03/2019 F Amend/Approve 7-0

Council Member DeFoor expressed her excitement about this project and praised the Office of Economic Development. Chairman Bowman recognized the President of Eagle LNG in the audience and noted that Jacksonville is the leading city on the east coast for LNG.

**AMEND(TEU)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

Place revised Economic Development Agreement on file to:

- Strike references to retaining the 8 existing jobs throughout agreement
- Revise definition of permanent jobs to only include the 12 new jobs
- Revise the default provisions to
  - Strike the provision on retaining the 8 existing jobs;
  - Require the creation of at least 10 new jobs by December 31, 2023 or the REV Grant will terminate; and
  - Add a provision that for each year that the 12 new jobs are not retained, the Company will be ineligible for the following year's installment of the REV Grant
- Correct scrivener's errors

16. [2019-0847](#) ORD Auth Interlocal Agreement btw Duval County 1st Responder Agencies JSO & JFRD, as required by Sec. 365.179, F.S., in order to Facilitate Direct Radio Communications btw 9-1-1 Public Safety Answering Points & 1st Responders; Oversight by JSO. (McCain) (Req of Mayor)  
11/26/19 CO Introduced: NCSPHS,F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

17. [2019-0848](#) ORD Approp \$1,600,000.00 from 2 Countywide Projs., Roadway Sign Stripe & Signal Proj & Countywide Intersec. Imprvmnts Proj, to 2 new specific projs., the Pearl St. & 44th St Intersec. Imprvmnt. Proj & University Blvd. & Jack Rd Proj., Amend 2020-2024 5-Yr CIP apvd. by ORD 2019-505-E, to reduce funding for the projs. Entitled "Roadway Sign Stripe & Signal" & "Countywide Intersection IMP & Bridge Rehab-Intersections" & prov. Funding for the projs. Entitled "Pearl St. -44th St. Intersection" & University Blvd.-University Blvd & Jack Rd. Intersection IMP:' (B.T. 20-025) (McCain) (Req of Mayor)  
11/26/2019 CO Introduced: TEU, F  
12/02/2019 TEU Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

18. [2019-0849](#) ORD Approp \$22,500.00 in Grant Funding from U.S. Dept of Transportation by way of Pass-thru from FL Dept of Transportation, w/no local match, to Estab JSO Smart Motorcycle Prog. (B.T. 20-028) (McCain) (Req of Sheriff)  
11/26/2019 CO Introduced: NCSPHS, TEU, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/02/2019 TEU Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

19. [2019-0850](#) ORD Approp \$2,990,280.00 (FY 2018 Staffing for Adequate Fire & Emerg (Safer) Grant of \$2,242,710.00 from the United States Dept of Homeland Security & 25% match of \$747,570.00 from Fund Bal) to prov salaries & benefits for 40 new firefighter positions for yr 1 of Safer Grant; Apv & Auth to accept & receive the Fed Grant funds through FEMA Grants outcomes (FEMA Go) System; Oversight by Emerg Preparedness Div of JFRD Apv Positions. (B.T. 20-030) (McCain) (Req of Mayor)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

20. [2019-0851](#) ORD Approp \$25,000.00 Grant Award from FL Animal Friend, Inc., w/no local match, to Prov Spay & Neuter Svcs to Feral & Free roaming cats & kittens w/in Community; Apv & Auth Grant Award Agreemt btw COJ & FL Animal Friend, Inc.; Oversight by Animal Care & Protective Svcs. Div. (B.T. 20-021) (McCain) (Req of Mayor)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

21. [2019-0852](#) ORD Auth Mayor to Participate in Intergovernmental Transfers w/State of FL Agency for Health Care Admin & Supplemental Pymt Prog for Medicaid Managed Care Patients; Auth Mayor & Corp Sec to Execute & Deliver Public Emerg Med Transportation Letter of Agreemt & Docs; Oversight by Fire & Rescue Dept; Req One Cycle Emerg Passage. (McCain) (Req of Mayor)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Emergency/Approve 7-0  
12/03/2019 F Emergency/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**EMERGENCY/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

22. [2019-0853](#) ORD Auth an Option Agreement btw City of Jax & RP Sports Investments, Inc. & all closing docs., to Prov Option thru 1/31/23 for Purchase by Developer of Property at A. Philip Randolph Blvd & Georgia St & btwn Albert St & Grant St, Approx 5 Acres Parcel of Unimproved Real Property to Develop an Office Bldg w/Min of 25,000 Sq ft., a Soccer Stadium w/Min Seating Capacity of 2,500 Seats & Surface Parking Lot w/Min of 100 Parking Spaces; Oversight by OED. (Dist 7-Gaffney) (Sawyer) (Req of Mayor)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

23. [2019-0854](#) ORD Approx \$785,000.00 from Other Constructn to Reserves for Performing Arts-Downtown Visitor Ctr Proj; Prov Duval County TDC Recommendation re Location of Downtown Visitor Ctr. (Hodges) (Req of Duval County TDC)(Co-Sponsored by CM Hazouri)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

24. [2019-0855](#) ORD Amend Home Investment Partnership & State Housing Initiative Partnership Loan Mod terms Apvd by City Council Pursuant to Ord 2017-849-E. (Hodges) (Req of Mayor)  
11/26/2019 CO Introduced: NCSPHS, F  
12/02/2019 NCSPHS Read 2nd & Rerefer  
12/03/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

**READ 2ND AND REREFER**

25. [2019-0864](#) RESO Strongly Opposing the Passage of House Bill 653 which would prohibit Municipal Electric Utilities from using specified revenues to Finance General Governmental Functions: Directing Legislative Svcs. to circulate the Reso to the FL. Legislature; Requesting Emergency Passage Upon Introduction (Johnston)(Introduced by CM Carlucci) (Co-Sponsored by CM's Ferraro, Freeman, Priestly Jackson, Newby, DeFoor, Morgan & Dennis)  
11/26/2019 CO Introduced:TEU,F,R  
12/02/2019 TEU Emergency/Amend/Approve 7-0  
12/03/2019 F Emergency/Amend/Approve 7-0  
12/3/2019 R Emergency/Amend/Approve 7-0

**EMERGENCY/AMEND(TEU)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Clarify language concerning JEA assessments
2. Revise emergency language to one-cycle

**Concern:**

**If House Bill 653 became law and it is determined to apply to Jacksonville, JEA would no longer be allowed to contribute to the City General Fund from the electric system. Under the current agreement, this would create a hole in the budget of approximately \$94 million per year. It could impact the current fiscal year as its effective date is July 1, 2020.**

26. [2019-0865](#) ORD Approp. \$750,000 from the TDC Contingency Acct. to TDC Operations Acct.; Purpose; Prov. for Carryover; Req. 1 Cycle Emer. Passage; Oversight by the Duval County. TDC (Hodges) (Introduced by CP Wilson)  
11/26/2019 CO Introduced:NCSPHS,F  
12/02/2019 NCSPHS Emergency/Approve 7-0  
12/03/2019 F Emergency/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

Chairman Bowman explained the TDC's decision to use some of the Contingency Account for additional funding for event and marketing grants. The Contingency and Development accounts are both growing substantially and TDC is looking at how much is appropriate for those accounts to accumulate and how much should be used for event and marketing grants.

**EMERGENCY/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem



27. [2019-0870](#) ORD Approp \$850,000 from the NW Jax Economic Dev. Fund-Supermarket Incentive Prog. to Subsidies & Contributions to Private Orgs. to Winn-Dixie Stores, Inc. for purpose of prov. a \$850,000 full svc. Grocery Store Improvemnts. Prog. Grant in connection w/the renovation of an existing, soon to be vacated, 28,000sq.ft. Grocery Store at 5210 Norwood Ave., to be leased to company or its affiliate to serve as a full-service Grocery Store; Apv & Auth Execution of Docs. By Mayor/his Designee/Corp. Secretary; Auth Apv of technical amdnts. by the Exec. Director of OED; Oversight by OED; Affirm Projs. Compliance w/the full service Grocery Store Improvement Prog. criteria apvd. & adopted by ORD.2019-245-E;Req 1 Cycle Emer.Passage (B.T. 20-034)(Sawyer)(Req of Mayor)(Co-Sponsored by CM's R.Gaffney, Diamond, Carlucci, Newby, Dennis, Bowman, Salem, Freeman, Hazouri, Pittman, Morgan & Ferraro)  
11/26/2019 CO Introduced:NCSPHS,TEU,F  
12/02/2019 NCSPHS Emergency/Amend/Apporove 7-0  
12/02/2019 TEU Emergency/Amend(NCSPHS)/Approve 7-0  
12/03/2019 F Emergency/Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

Council Members Hazouri, Pittman and Freeman asked to be added as co-sponsors. Council Member Cumber asked what the documents say about City's position if Southeastern Grocers files for bankruptcy again and where the City would be in the line of claimants. Economic Development Officer Kirk Wendland said that bankruptcy constitutes a default on the deal and the balance of the incentive would be due back then; the City would be in line with other unsecured creditors as determined by the bankruptcy judge. Ms. Cumber said she supports the bill because of the community need but wants to see other clawbacks or strings regarding Winn-Dixie's obligation to keep up a first class operation. Council Member Freeman said that in other deals the City has required a guarantor of its incentives and wondered if that could be done in this instance. CFO Joey Greive said he was not sure if that methodology applies in the economic development incentive field. Kirk Wendland said it has been done but not very often; guarantees can be expensive to obtain. He has talked to Southeastern Grocers about it and they indicated it would be problematic for them. Mr. Freeman advocated for continued creative thinking about how to deal with food deserts. He gave the example of a program in Orlando that is in walking distance of many residents without transportation and provides a full-service food program with food availability, healthy cooking lessons, child care, etc.

Council Member DeFoor asked if the City could get a leasehold mortgage with the property owner in lieu of a guarantee with the tenant. Mr. Wendland said Winn-Dixie is putting in most of the money so the agreement is with them, not the building owner. Mr. Hazouri agreed that more failsafe security is needed for the City. Mr. Wendland noted that this agreement is exactly the same deal as done 2 weeks ago in support of a Rowe's supermarket. Council Member Pittman said that food deserts are a persistent problem and the City will have to be creative in preserving and replacing food resources in disadvantaged neighborhoods. It can't afford to put so many constraints on deals that they drive companies off. The City needs to promote a better quality of life for its residents via programs that are effective and have longevity. Council Member Salem said that Publix is leaving soon and a replacement has to happen fast. The City needs to look at more ways to make the Winn-Dixie successful so they stay permanently. Mr. Wendland felt that he was receiving mixed signals from the committee about what is needed and how much risk is acceptable; council members want the OED to be creative and try new approaches, but simultaneously want strings and clawbacks on the deal so there is no risk to the City. He said investing in starting up mom-and-pop grocery stores, as one member suggested, is much more risky than giving an incentive to Southeast Grocers. Ms. Pittman said the model of mom-and-pop stores works well in low income communities where people, especially seniors, buy in small quantities rather than in bulk, shop frequently, and often don't have transportation to drive to big box stores. Chairman Bowman asked if the Public Incentive Policy was amended to reflect this food desert program. Mr. Wendland said it was not, but the Full Service Grocery Store program has its own guidelines to reflect that it's different from normal economic development programs, which don't incentivize retail. Council Member Gaffney thanked the administration and the council members for their support of this effort. This store is important as the anchor tenant for the rest of the shopping center and the neighborhood can't afford to lose it.

**EMERGENCY/AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**NCSPHS AMENDMENT**

- 1. Attach revised Exhibit 1 to attach signed BT**
- 2. Include waiver of requirement established in Ord. 2019-245-E that a grocery store be located within or immediately adjacent to a food desert**

Council Auditor Kyle Billy presented the findings of two recently released reports Report #731B, Jacksonville Retirement System Audit Follow-up: the original audit done in 2013 identified 11 issues; the first follow-up cleared 3 items, this latest follow-up cleared 2 more, leaving 6 still remaining. The pension office uses lots of manual calculations which leads to errors. They don't use the Social Security Administration's death master file to identify deceased pensioners, but have agreed to start using it. There is a need for the City Treasurer to review transactions made by employees on their own pensions. Too much improper computer access was identified. Policies and procedures need to be updated completely. The Finance Department agreed on all recommendations but has been slow in implementing after 6 years. CFO Joey Greive said there has been lots of turnover in the Pension Office in the last few years so that has slowed things down. Some of these recommendations require Pension Board approval, some incur costs that need to be budgeted, and some require ITD cooperation. A new pension administrator has been hired and new board members appointed since the original report issued, so attitudes regarding the implementation process may have changed. The pension office has a small staff (5) which makes segregation of duties difficult. Chairman Bowman asked for a schedule of implementation tasks and hoped they can be closed out before this council year is completed in June 2020.

Report #828, Budget Summary Fiscal Year 2019/20: recaps changes made by Council to the mayor's proposed budget.

**Public comment**

Jim Mazur – the 2019-806 legislative fact sheet is insufficient - it doesn't explain why the City is paying over appraised value, and doesn't talk about utilities to the site. The location of this property doesn't meet the criteria established by the Library Board's consultant several years ago. The vacant Food Lion grocery store in Oceanway would be a better location.

Glen Fowler – representing Northside Business Leaders; regarding 2019-806 he applauds a new library on the Northside but feels this property acquisition has been rushed. The site doesn't fit the consultant criteria and isn't the best site to serve the community. It doesn't serve the local schools and doesn't serve the Oceanway community. Please find another site.

Mike Getchell – 2019-806 is a hot topic for Northside residents. This site doesn't meet the consultant criteria for a library site and doesn't meet the library's citizen advisory committee's criteria. The community feels there's something going on with this deal; the City went from being cooperative to completely silent; no community input; poor representation from the district council member on this issue.

Dot Mathias - President of North Jacksonville Civic Association; this is the hottest topic in North Jacksonville in a long time. They want to bring the facts to the City Council. She is the community site chairman for the Library on this project and they've looked long and hard for appropriate sites. Communication with the administration went from good to sudden silence. This site doesn't meet the consultant's criteria.

**\*\*\*\*\*Note: Items may be added at the discretion of the Chair.\*\*\*\*\***

Attendance: Council Members Aaron Bowman (Chair), LeAnna Cumber, Randy DeFoor, Terrance Freeman, Tommy Hazouri, Ju'Coby Pitman (arr. 9:39 a.m.), Ron Salem

Also: Council Members Al Ferraro, Reggie Gaffney, Matt Carlucci; Crystal Shemwell and Juliette Williams – Legislative Services Division; Jeff Clements – Council Research Division; Kyle Billy, Kim Taylor and Phillip Peterson – Council Auditor's Office; Peggy Sidman and Kealey West – Office of General Counsel; Kirk Sherman and Paul Crawford – Office of Economic Development; John Pappas – Public Works Department; Keith Powers – Fire and Rescue Department; Joey Greive – Finance and Administration Department; Jordan Elsbury – Mayor's Office; Daryl Joseph – Parks, Recreation and Community Services Department; Lillian Graning – Tourist Development Council; Brian Hughes and Jordan Elsbury – Mayor's Office

NOTE: Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available on request. Please allow 1-2 business days notification to process; last minutes requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

**Rollcall**

**Present:** 7 - Chair Aaron Bowman, Vice Chair LeAnna Cumber, Council Member Randy DeFoor, Council Member Terrance Freeman, Council Member Tommy Hazouri, Council Member Ju'Coby Pittman and Council Member Ron Salem

Jeff Clements - Council Research Division  
jeffc@coj.net 904-255-5137  
Posted 12.4.19 5:00 p.m.