

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, February 21, 2023**

**2:00 PM**

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

### **Rules Committee**

*Michael Boylan, Chair*

*Nick Howland, Vice Chair*

*Danny Becton*

*Rory Diamond - Excused Absence*

*Al Ferraro*

*Sam Newby*

*Brenda Priestly Jackson*

*Legislative Assistant: Steven Libby*

*Council Auditor's Office: Trista Carraher*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Carla Lopera*

*Administration: Rachel Zimmer*

Meeting Convened: 2:00 PM

Meeting Adjourned: 2:55 PM

**Present:** 6 - Chair Michael Boylan, Vice Chair Nick Howland, Council Member Danny Becton, Council Member Al Ferraro, Council Member Sam Newby and Council Member Brenda Priestly Jackson

**Excused:** 1 - Council Member Rory Diamond

**Attendance:**

**Item/File No. Title History**

- 1. [2022-0797](#) ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redev Agrmt btwn the COJ & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Auth a Redev Completion Grant in the Amt of \$1,500,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of \$1,500,000 With a Term of 20 Yrs in Connection With the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agmts & Transactions; & Auth Tech Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Auth a Redev Completion Grant & a Dev Loan That are Not Currently Auth by the Public Investment Policy (Sawyer)  
(Introduced by CP at Req of Mayor)  
10/25/22 CO Introduced: R, F  
10/31/22 R Read 2nd & Rerefer  
11/1/22 F Read 2nd & Rerefer  
11/9/22 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

**DEFER**

2. [2023-0020](#) ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber)
- 1/10/23 CO Introduced: NCSPHS, R, F, TEU  
 1/17/23 NCSPHS Read 2nd & Rerefer  
 1/17/23 R Read 2nd & Rerefer  
 1/18/23 F Read 2nd & Rerefer  
 1/18/23 TEU Read 2nd & Rerefer  
 1/24/23 CO PH Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

**DEFER**

3. [2023-0045](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver the 1st Amendment to Lease Agrmt btwn COJ & S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc. for Charter Middle School, to Allow for the Continued Lease of a Portion of the Mary Lena Gibbs Community Center Complex, Located at 6974 Wilson Blvd, Jax, FL 32210, by S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc.; Waiving the Provisions of Sec 126.202 (Competitive Sealed Bid), Pt 2 (Supplies, Contractual Services & Capital Improvements), Ch 126 (Procurement Code), Ord Code, to Allow for the Continued Operation of a Charter Middle School at the Premises Without the Necessity of a Competitive Sealed Bid; Prov for Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CP at Req of Mayor)
- 1/24/23 CO Introduced: NCSPHS, R, F  
 2/6/23 NCSPHS Read 2nd & Rerefer  
 2/6/23 R Read 2nd & Rerefer  
 2/7/23 F Read 2nd & Rerefer  
 2/14/23 CO PH Read 2nd & Rerefer  
 2/21/23 NCSPHS Approve 7-0  
 2/21/23 R Approve 6-0  
 2/22/23 F Approve 6-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

### APPROVE

**Daryl Joseph, Parks Director, and Mr. Ansley, SOS Academy Board Member, were in attendance to speak on behalf of this bill.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

### Scrivener's

**Pg. 1, line 16: correct spelling to "Academy"**

**• Authorizes the First Amendment to the Lease Agreement between the City and S.O.C.K. Outstanding Students (SOS) Academy to:**

- 1) revise the lease term to a term beginning June 1, 2022 through the last day of the school year, 2052 and**
- 2) allow the Tenant to sublet the leased premises upon written approval of the City**

**• Waives Code Sec. 126.202 (Competitive Sealed Bid) to allow S.O.C.K Outstanding Students (SOS) Academy to continue to offer a charter middle school at the leased premises without the necessity of a competitive sealed bid**

4. [2023-0053](#) ORD-MC re Ethics Education & Training; Amend Sec 602.1001 (Ethics Education Program), Pt 10 (Ethics Education), Ch 602 (Jacksonville Ethics Code), Ord Code, to Allow the Ethics Director to Set the Time for Training & to Allow for Digital Confirmation of Completion of Training (Johnston & Pollock) (Introduced by CP at Req of Jax Ethics Commission)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO PH Read 2nd & Rerefer  
 2/21/23 R Amend/Approve 6-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

#### AMEND/APPROVE

**Paige Johnston, Ethics Office, explained the bill, which amends Section 602.1001, Chapter 602 (Ethics Code), to allow the City’s Ethics Director to set the time for mandatory ethics training to be completed by elected officials following the certification of their election and to issue a digital “confirmation” of the completion of that training rather than a digital “certificate.” This change would make the certification process less cumbersome on staff.**

**CM Priestly Jackson noted that she did not agree with the portion of the bill that deletes the reference to receiving joint approval for the timing of the mandatory training by the General Counsel. She proposed a floor amendment to retain the OGC language, but change it to "notification" rather than with the "concurrence" of the General Counsel. CM Priestly Jackson's floor amendment was approved unanimously (6-0) by the committee.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

#### AMENDMENT

**1. The Office of General Counsel will be notified when the Ethics Director schedules the required ethics training**

5. [2023-0057](#) RESO Conf the Appt of Joseph S. “Scott” Simpson, a Duval Co Resident & Registered Voter, as a Member of the Jax Ethics Commission, Pursuant to Sec 602.912, Ord Code, Aptd by the Ethics Commission to the Seat Formerly Held by Imani A. Boykin, for a 1st Full Term Ending 12/31/25 (Johnston) (Introduced by CP at Req of the Jax Ethics Commission)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 5-0

#### APPROVE

**Aye:** 5 - Boylan, Howland, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**APPOINTMENT**

- 6. [2023-0058](#) RESO Conf the Mayor’s Appt of Joana Berling, AIA, a Duval County Resident, to the Downtown Development Review Board, as an Architect Representative, Replacing Craig D. Davisson, Pursuant to Sec 656.361.9 (Downtown Development Review Board), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, for a 1st Full Term to Expire on 6/30/24 (Hodges) (Introduced by CP at Req of Mayor)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**APPOINTMENT**

- 7. [2023-0059](#) RESO Conf the Mayor’s Reappt of James F. Register, a Resident & Qualified Elector of the City of Jax, to the Civil Service Board, Pursuant to Sec 17.02 (Civil Service Board), Article 17 (Civil Service), Charter of the City of Jax, for a 2nd Full Term to Expire on 6/30/25 (Hodges) (Introduced by CP at Req of Mayor)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**REAPPOINTMENT**

**Has attended 16 of 18 or 89% during first full term of 8/27/19 – 6/30/22**

8. [2023-0060](#) RESO Conf the Mayor's Reappt of Tom Vanosdol, a Resident & Qualified Elector of the City of Jax to JEA, Pursuant to Sec 21.03 (Composition; Compensation; Officers; Meetings), Article 21 (JEA), Charter of the City of Jax, for a 2nd Full Term Expiring on 2/28/27 (Hodges) (Introduced by CP at Req of Mayor)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**REAPPOINTMENT**

**Has attended 26 of 31 meetings or 84% during first full term of 4/14/20 -2/28/23**

9. [2023-0061](#) RESO Conf the Mayor's Appt of Cantrece Jones, a Duval County Resident, to the Renew Arlington Community Redevelopment Agency Advisory Board, Replacing Randall R. Goodwin, as a Category 4 Marketing, Public Relations, or Advertising Profession Rep Pursuant to Sec 53.102 (Membership; Appointment & Removal; Terms of Office), Pt 1 (Renew Arlington Community Redevelopment Agency Advisory Board), Ch 53 (Community Redevelopment Agency Advisory Boards), Ord Code, for a Partial Term to Expire on 12/31/23 (Hodges) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Newby)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**CM Newby asked to be added as a co-sponsor.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**APPOINTMENT**

10. [2023-0062](#) RESO Reappointing Martha “Marty” Lanahan, a Duval County Resident, to JEA, Pursuant to Article 21, Jacksonville Charter, for a 2nd Full Term Exp 2/28/27 (Staffopoulos) (Introduced by CP Freeman)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**REAPPOINTMENT**

**Has attended 31 of 31 meetings or 100% during first full term of 4/14/20 -2/28/23**

11. [2023-0063](#) RESO Appt Chandler A. Cole as a Member of the Building Codes Adjustment Board, Pursuant to Ch 56, Ord Code, Replacing Tamara G. Baker, for a 1st Full Term Exp 9/30/25 (Hampsey) (Introduced by CP Freeman)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer  
 2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

**APPOINTMENT**

12. [2023-0064](#) RESO Conf the Appt of Wade S. Alliance as a Member of the Renew Arlington Community Redevelopment Agency Advisory Board, as a Banking Profession Rep, Pursuant to Ch 53, Ord Code, Filling a Seat Formerly Held by Rajendra R. Adhikari, for a Partial Term Ending 12/21/23 (Hampsey) (Introduced by CP Freeman)  
 1/24/23 CO Introduced: R  
 2/6/23 R Read 2nd & Rerefer  
 2/14/23 CO Read 2nd & Rerefer

**DEFER**

**Deferred due to the absence of the appointee.**

**APPOINTMENT**



13. [2023-0077](#) RESO Approp \$500,000 from the NW OED Fund - Transfer From Fund Balance for the Purpose of Providing a \$500,000 Large Scale Economic Dev Fund (LSEDF) Grant to KAPPA Alpha PSI Jacksonville Foundation Inc., in Connection With the Infrastructure Costs & Bldg Improvements to be Made by the Company at the Proj Parcel; Purpose of Appropriation; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Economic Dev Agreeemt Btwn Company & the City; Auth a LSEDF Grant to the Company in the Amt of \$500,000; Designation of Authorized Official & Contract Monitor; Auth Appvl of Tech Amends by the Executive Dir of the OED; Prov for City Oversight by the OED; Prov a Deadline for the Company to Execute the Agreeemt; Affirming the Proj's Compliance with the NWJEDF Guidelines Apvd & Adopted by Ord 2016-779-E, as Amended; Waiver of That Portion of the Public Investment Policy Adopt by Ord 2022-372-E, As Amended, to Auth a LSEDF Grant, Which Requires a Minimum of 50 New Jobs; Req Two Reading Passage Pursuant to Council Rule 3.305 (B.T. 23-038) (Dillard) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Priestly Jackson, Newby, Carrico, Bowman, White, Pittman & Salem)  
2/14/23 CO Introduced: R, F  
2/21/23 R Amend/Approve 6-0  
2/22/23 F Amend/Approve 6-0

#### **AMEND/APPROVE**

**Trista Carraher explained the amendment.**

**CMs Priestly Jackson and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

#### **AMENDMENT**

- 1. Revise funding source to Miscellaneous Sales and Charges within the Northwest Jacksonville Economic Development Fund**
- 2. Attach revised Exhibit 2 (BT) to revise funding source from fund balance transfer to appropriation of miscellaneous sales and charges revenue**
- 3. Place revised economic development agreement on file to 1) clarify that the facility must be open to the public and providing healthcare services as a condition to disbursement of the grant and 2) correct scrivener's errors**

**• Waives the Public Investment Policy to authorize a Large Scale Economic Development Fund (LSEDF) grant for a project that does not include a job creation requirement (a minimum of 50 new jobs are required under the PIP)**

14. [2023-0084](#) ORD Approp \$300,000 in Grant Funding from the DOJ, Office of Justice Programs, to Kids Hope Alliance (KHA) for Implementation of Proj Rise (Responding & Intervening Through Strength & Empowerment), a Prog Aimed at Increasing the Resiliency of Children & Youth Exposed to Violence, for the 1st Yr of a 3 Yr Grant Term Beginning 10/1/22 - 9/30/25; Amend the 2nd Revised Schedule M to Ord 2022-511-E; Invoking the Exemption in Sec 126.107 (g), Ord Code, with Respect to Svcs to be Prov by Managed Access to Child Health, Inc.; Apv, & Auth the Mayor, or His Designee, & the Corp Sec, &/or the CEO of KHA, to Execute & Deliver a Contract with Managed Access to Child Health, Inc. for the Provision of Professional Svcs for Proj Rise; Waiving the Requirements of Sec 77.111 (a) (Provider Contracts), Ch 77 (KHA), Ord Code, to Exempt the Svcs to be Provided by Managed Access to Child Health, Inc. from Competitive Procurement; Prov for Oversight by KHA (B.T. 23-041) (Staffopoulos) (Introduced by CP at Req of Mayor)  
2/14/23 CO Introduced: NCSPHS, R, F  
2/21/23 NCSPHS Read 2nd & Rerefer  
2/21/23 R Read 2nd & Rerefer  
2/22/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

#### **READ 2ND & REREFER**

15. [2023-0088](#) ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Lofts at Cathedral, Ltd., to Support the Renovation & Rehabilitation by Developer of a Historic Bldg at 325 E. Bay St; Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$2,398,400.00, to the Developer in Connection with the Proj, to Be Approp by Subsequent Legislation; Waiving the DPRP Guidelines to Auth a 16-Yr Loan term For the DPRP Deferred Principal Loan; Amend the Home Investment Partnership (HOME) & State Housing Investment Partnership (SHIP) Loan Modification Terms Appvd by the City Council Pursuant to Ord 2017-849-E, As Amended by Ord 2019-855-E, & Auth the Execution of Subordination Agrmts Relating Thereto; Desig the DIA As Contract Monitor For the Agrmts; Prov For Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Req 1 Cycle Emergency Passage (Sawyer) (Introduced by CP Freeman)  
2/14/23 CO Introduced: NCSPHS, R, F  
2/21/23 NCSPHS Emergency/Amend/Approve 6-1 (Cumber)  
2/21/23 R Emergency/Amend/Approve 6-0  
2/22/23 F Emergency/Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

#### **EMERGENCY/AMEND/APPROVE**

**Trista Carraher, Auditor's Office explained the emergency and the amendment. Steve Kelley, DIA, was in attendance to speak on behalf of the bill.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

#### **NCSPHS AMENDMENT**

- 1. Revise DPRP amounts to \$926,185 for the HPRR Forgivable Loan, \$800,635 for the CCR Forgivable Loan, and \$671,580 for the Deferred Principal Loan**
- 2. Correct project address to 325. E. Duval Street and include address for new construction improvements**
- 3. Correct repayment date for Deferred Principal Loan to 16 years from payment**
- 4. Attach revised Exhibit 1 to include DIA Res. 2022-12-03**
- 5. Correct exhibit reference to amended HOME and SHIP Loan Modification Terms and attach as a new Exhibit 2**
- 6. Correct scrivener's error**
- 7. Place revised Redevelopment Agreement on file to:**
  - a. Revise DPRP amounts to \$926,185 for the HPRR Forgivable Loan, \$800,635 for the CCR Forgivable Loan, and \$671,580 for the Deferred Principal Loan**
  - b. Include deadline to execute agreement within 30 days of bill effective date**
  - c. Fill in DPRP funding category minimums in chart**
  - d. Clarify that semi-annual interest payments will be due on the AHS Loan**
  - e. Revise language to reflect AHS Loan repayments will be deposited in the Northbank CRA Fund**
  - f. Revise Exhibit A (Project Parcel description) to include address for New Construction Improvements**
  - g. Revise Exhibit C (Loan Disbursement Form) to include payment request for AHS Loan**
  - h. Correct scrivener's errors**

- Waives the Downtown Preservation and Revitalization Program (DPRP) Guidelines to authorize a term of 16 years instead of 10 years for the Deferred Principal Loan**
- The nature of the emergency is that executed City agreements are needed prior to the Developer's construction financing closing, which must be completed prior to the Florida Housing Finance Corporation deadline of March 10, 2023**

#### **NOTE:**

**Based on the proposed DPRP funding structure, this project does not meet the minimum ROI of 0.50 required by the DPRP Guidelines. The change in the funding structure included in the amendment above will cause the project to generate an ROI of 0.50.**

16. [2023-0090](#) ORD re Redistricting of the Jax City Council Districts & Group At-Large Residence Areas; Amend Ord 2022-800-E to Strike Sec 7 & Such Other Language Therein Necessary to Confirm the Council's Intent to Permanently Adopt the Maroon III E Fix Map for Use in Duval County Until the Next Decennial Census in 2030; Req 1 Cycle Emergency Passage (Roberson) (Introduced by CP at Req of the OGC)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

**READ 2ND & REREFER**

17. [2023-0093](#) ORD Declaring 9 Properties to be Surplus to the Needs of the City - 1247 Dyal St, Jax, FL 32206 (R.E. # 114081-0000), 1410 Florida Ave, Jax, FL 32206 (R.E. # 114619-0010), 1322 Harrison St, Jax, FL 32206 (R.E. # 114444-0000), 1305 Bridier St, Jax, FL 32206 (R.E. # 115302-0000), 0 13th St E Jax, FL 32206 (R.E. # 113702-0000), 719 5th St E, Jax, FL 32206 (R.E. # 114832-0020), 1130 12th St E, Jax, FL 32206 (R.E. # 114906-0000), 1442 FL Ave, Jax, FL (R.E. # 114614-0000), 1152 3rd St E, Jax, FL, 32206 (R.E. #114330-0000) (Collectively, the "Property"); Auth Conveyance of the Propty to Historic Eastside Community Development Corp, Inc., a Florida Not For Profit Corp, at No Cost, to be Used For the Provision of Affordable Housing; Auth the Mayor & the Corp Sec to Execute a Donation Agrmt, Quitclaim Deed & Other Conveyance Docs; Waiving Sec 122.424 (Disposition by Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, & Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow the Propty to be Conveyed to Historic Eastside Community Development Corporation, Inc., at No Cost; Including a Covenant in the Deed Conveying the Propty Requiring the Propty to be Used For Affordable Housing Within 2 Yrs of the Conveyance, as Evidenced by Certificates of Occupancy, & Granting Reversionary Rights in the Propty to the City if Not So Used; Prov For City Oversight by the Dept of Public Works, Real Estate Div Over the Transfer of the Propty to the Grantees; Prov For City Oversight by the Dept of Neighborhoods Housing & Community Dev Div Thereafter (Dist. 7-Gaffney, Jr.) (Wilson) (Introduced by CM Gaffney, Jr.)  
2/14/23 CO Introduced: NCSPHS, R, F, TEU  
2/21/23 NCSPHS Read 2nd & Rerefer  
2/21/23 R Read 2nd & Rerefer  
2/22/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

**READ 2ND & REREFER**

18. [2023-0094](#) RESO Honoring & Congratulating Tammie K. Talley, Director of Athletics for Duval Co Schools, on Being Named “National Athletic Director of the Year” by the National High School Athletic Coaches Association (Clements) (Introduced by CMs Carrico & Freeman) (Co-Sponsors CMs Priestly Jackson, Newby & Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**CMs Priestly Jackson and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

19. [2023-0095](#) RESO Honoring & Commending Donald C. Bowden for His Creative & Generous Contributions to the Mandarin Museum & Historical Society, the Mandarin Community, & the City of Jacksonville (Clements) (Introduced by CM Boylan) (Co-Sponsor CM Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

20. [2023-0096](#) RESO Honoring & Commending Dr. Carter G. Woodson on a Lifetime of Accomplishments & Declaring February 1st as “Dr. Carter G. Woodson Day” (Hampsey) (Introduced by CP Freeman) (Co-Sponsors CMs Clark-Murray, Priestly Jackson, Newby & Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**CMs Priestly Jackson and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

21. [2023-0097](#) RESO Honoring & Commemorating the Life & Accomplishments of Annie Virginia Butts-Brown (Distel) (Introduced by CM Morgan) (Co-Sponsors CMs Priestly Jackson, Newby & Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**CMs Priestly Jackson and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

22. [2023-0098](#) RESO Honoring the 20th Anniversary of M.A.D. D.A.D.S. (Hampsey) (Introduced by CM Ferraro) (Co-Sponsors CMs Clark-Murray, Newby Priestly Jackson, Boylan & Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**CMs Priestly Jackson, Boylan and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

23. [2023-0099](#) RESO Commemorating the Legacy of Jacobs Jewelers, Florida's Oldest Jewelry Store, & Honoring the Retirement of Its Owners, Roy & Delorise Thomas, Who Provided More Than 6 Decades of Outstanding Svc in Downtown Jax (Clements) (Introduced by CMs Carlucci, Gaffney, Jr., Howland, Newby & Clark-Murray) (Co-Sponsor CM Becton)  
2/14/23 CO Introduced: R  
2/21/23 R Approve 6-0

**APPROVE**

**Aye:** 6 - Boylan, Howland, Becton, Ferraro, Newby and Priestly Jackson

**Excused:** 1 - Diamond

24. [2023-0100](#) RESO Conf the Sheriff's Appt of Alan E. Parker, as Chief of Investigations Div, in the Office of the Sheriff, Pursuant to Sec 37.109 (c) (1), Ord Code (Staffopoulos) (Introduced by CP at Req of Sheriff)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

25. [2023-0101](#) RESO Conf the Sheriff's Appt of David S. Coarsey, as Undersheriff, in the Office of the Sheriff, Pursuant to Sec 37.102 (a), Ord Code (Staffopoulos) (Introduced by CP at Req of Sheriff) (Co-Sponsor CM Clark-Murray)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

26. [2023-0102](#) RESO Conf the Sheriff's Appt of Mark E. Romano, as Dir of Investigations & Homeland Security, in the Office of the Sheriff, Pursuant to Sec 37.109 (b), Ord Code (Staffopoulos) (Introduced by CP at Req of Sheriff) (Co-Sponsor CM Clark-Murray)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

27. [2023-0103](#) RESO Conf the Mayor's Appt of Jacob W. Blanton as Chief of the Rescue Div of the JFRD Pursuant to Sec 31.302 (Division Chief), Pt 3 (Rescue Division), Ch 31 (Fire & Rescue Dept), Ord Code (Hodges) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

28. [2023-0104](#) RESO Conf the Appt of Charles M. Barr as a Member of the Taxation, Revenue & Utilization of Expenditures (TRUE) Commission, Filling a Seat Formerly Held by Mark Merritt, Pursuant to Ch 57, Ord Code, for a Partial Term Ending 6/30/24 (Hampsey) (Introduced by CP Freeman) (Co-Sponsor CM Diamond)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

29. [2023-0105](#) RESO Conf the Appt of Carter R. Jones as a Member of the Taxation, Revenue & Utilization of Expenditures (TRUE) Commission, Filling a Seat Formerly Held by Jonathan A. McGowan, Pursuant to Ch 57, Ord Code, for a Partial Term Ending 6/30/24 (Hampsey) (Introduced by CP Freeman)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

30. [2023-0106](#) RESO Conf the Appt of Cory Driscoll as a Member of the Cultural Svc Grant Prog Committee, as 1 of 7 Community Reps, Replacing Tim Snyder, Pursuant to Sec 118.605, Ord Code, for a 1st Full Term Exp 12/31/25 (Hampsey)  
(Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

31. [2023-0107](#) RESO Conf the Appt of Arezou “Ari” Jolly as a Member of the Cultural Svc Grant Prog Committee, as 1 of the 3 Board Members, Replacing Jeff Strohecker, Pursuant to Sec 118.605, Ord Code, for a Partial Term Exp 12/31/23 (Hampsey)  
(Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

32. [2023-0108](#) RESO Conf the Reappt of Angela Strain as a Member of the Cultural Svc Grant Prog Committee, as 1 of 7 Community Reps, pursuant to Sec 118.605, Ord Code, for a 2nd Full Term Exp 12/31/25 (Hampsey) (Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

33. [2023-0109](#) RESO Conf the Reappt of Tim Snyder as a Member of the Cultural Svc Grant Prog Committee, as 1 of 3 Board Members, Replacing Jennifer Brown, Pursuant to Sec 118.605, Ord Code, for a 1st Full Term Exp 12/31/24 (Hampsey)  
(Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

34. [2023-0110](#) RESO Conf the Appt of Amy Crane as a Member of the Cultural Svc Grant Prog Committee, as 1 of 7 Community Reps, Replacing Kimberly Morrison, Pursuant to Sec 118.605, Ord Code, for a 1st Full Term Exp 12/31/25 (Hampsey)  
(Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**



35. [2023-0111](#) RESO Conf the Appt of Laura Schepis as a Member of the Cultural Svc Grant Prog Committee, as 1 of 3 Board Members, Replacing Kirsten Doolittle, Pursuant to Sec 118.605, Ord Code, for a 1st Full Term Exp 12/31/24 (Hampsey) (Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

36. [2023-0112](#) RESO Conf the Reappt of Sally Pettegrew as a Member of the Cultural Svcs Grant Prog Committee, as 1 of the 7 Community Reps, Pursuant to Sec 118.605, Ord Code, for a 2nd Full Term Exp 12/31/25 (Hampsey) (Introduced by CP at Req of the Cultural Council of Greater Jax)  
2/14/23 CO Introduced: R  
2/21/23 R Read 2nd & Rerefer

**READ 2ND & REREFER**

**Council Auditor’s Office – Bill 2023-77: Kappa Alpha Psi Jacksonville Foundation, Inc**

**Company Name – Kappa Alpha Psi Jacksonville Foundation, Inc**

**Project Location – 3717 Moncrief Rd. W.**

**Incentives Provided –**

- **\$500,000 Large Scale Economic Development Fund (LSEDF) grant from the Northwest Jacksonville Economic Development Fund (NWJEDF)**

**Performance Schedule –**

- **Completion of construction no later than 3/31/2025**

**Number of Jobs to be Created – N/A**

**Number of Jobs to be Retained – N/A**

**Capital Investment – \$8,300,000**

**Records Retention/Audit Clause – Yes**

**Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold disbursement of the LSEDF grant**
- **If by 3/31/25, the Company fails to invest at least \$7,500,000 of private funding, the LSEDF grant will be terminated and any amounts paid to the Company will be repaid to the City**
- **If the Company sells the project parcel during the first five years after disbursement of the LSEDF grant, the Company must repay the LSEDF grant on a sliding scale**
- **If the Company or any lessee or assignee uses the Project Parcel for any ineligible activities during the term of the agreement, the Company shall repay the full amount of the LSEDF grant**

**OED has not prepared an ROI calculation for this project as it will not generate ad valorem taxes.**

**Waives the Public Investment Policy to authorize a LSEDF grant for a project that does not include a job creation requirement (a minimum of 50 new jobs are required under the PIP).**



**Council Auditor's Office - Bill 2023-88: Lofts at Cathedral****Project Summary**

- **Historic Improvements to be located at 325 E. Duval Street (former YWCA/Community Connections Building) will create approximately 28 units of housing**
- **New Construction Improvements to be located at 327 E. Duval Street will create approximately 92 units of housing**
- **Of the 120 total units, 84 units will be affordable with rent limits at 80% or less of AMI (area median income)**
- **Estimated total development costs of \$39,000,000**
- **Of the \$39 million, the Historic Improvements component has total development costs of \$7,235,489 and a total construction budget of \$5,449,720**

**Proposed City Funding**

- **Total DPRP Loans of \$2,398,400 (Historic Improvements):**
  - **CCR Forgivable Loan - \$1,029,100**
  - **HPRR Forgivable Loan - \$889,600**
  - **Deferred Principal Loan - \$479,700 (Note: waiving the DPRP Guidelines to provide a 16-year payback instead of 10-year payback term)**

**Previously Approved City Funding**

- **DIA Affordable Housing Support (AHS) Loan - \$625,000 loan with a 20-year term, 1% interest payable semi-annually, and principal due at maturity; funded from the Downtown Northbank CRA**
- **Jacksonville Housing Finance Authority Gap Loan - \$2,500,000 loan with a 20-year term, 1% interest payable semi-annually, and principal due at maturity**

**HOME and SHIP Loan Subordination**

- **There is a SHIP (State Housing Initiatives Partnership) Loan of \$134,279.91 and HOME (HOME Investment Partnerships Program) Loan of \$235,200 currently outstanding on the 325 E. Duval Street property**
- **The terms of the HOME and SHIP Loans as previously approved by Ord. 2019-855-E are being revised to modify the City's lien position to be subordinate to any conventional lender and any governmental lender as approved by the City (i.e. will be in last position after senior financing, JHFA Loan, AHS Loan, and DPRP funding)**

**Project Timeline**

- **Commence construction of the Improvements within 6 months of effective date**
- **Complete construction of the Improvements within 24 months of commencement**

**Clawbacks**

- **Withholding of DPRP and AHS Loans if reporting requirements are not met or taxes are not paid**
- **Funding is subject to repayment if the property is sold within 5 years of disbursement (HPRR and CCR Loans), 16 years of disbursement (Deferred Principal Loan), and 20 years of disbursement (AHS Loan)**

**ROI**

• **DIA has calculated ROIs of 0.50 (Historic Improvements) and 7.64 (New Construction Improvements) over a 20-year period, based on a proposed adjustment to the DPRP funding structure that DIA will be recommending. The ROI calculation does not include the \$2,500,000 loan from the Jacksonville Housing Finance Authority.**

Public Comment:

**Jerry Jackson talked about the recently passed pedestrian safety legislation and how it impacts the homeless population.**

**Carnell Oliver spoke about ethics, accountability of public officials, and universal basic income.**

**NOTE: The next regular meeting will be held Monday, March 6, 2023.**

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

**Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute 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.**

Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 2.22.23 5:00 pm