

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, October 3, 2023**

**9:30 AM**

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

## Finance Committee

*Nick Howland, Chair*

*Randy White, Vice Chair - Excused Early Departure 10:34 a.m.*

*Raul Arias*

*Kevin Carrico*

*Reggie Gaffney, Jr.*

*Will Lahnen*

*Ju'Coby Pittman*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Auditor's Office: Kim Taylor, Council Auditor*

*Council Auditor's Office: Phillip Peterson, Asst. Council Auditor*

*Council Research: Jeff Clements, Chief*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Administration*

**Meeting Convened: 9:30 AM**

**Meeting Adjourned: 10:42 AM**

**Rollcall**

**Present:** 7 - Chair Nick Howland, Vice Chair Randy White, Council Member Raul Arias, Council Member Kevin Carrico, Council Member Reggie Gaffney Jr., Council Member Will Lahnen and Council Member Ju'Coby Pittman

**Attendance:**

CP Salem (2023-562 & 2023-612); Kim Taylor, Phillip Peterson – Council Auditor’s Office; Jeff Clements, Eamon Webb – Council Research Division; Merriane Lahmeur, Barbara Hobson - Legislative Services Division; Eric Grantham – Public Information Division; Mary Staffopoulos – General Counsel’s Office; Bill Delaney – Mayor’s Office; Anna Brosche – Finance and Administration Department

Chairman Howland convened the meeting and the attendees introduced themselves for the record. Mr. Howland announced that the FY23-24 budget was signed by the Mayor last Friday and is now in effect. Ordinance 2023-612 will be taken up first, followed by 2023-562, then the rest of the agenda in order.

**Public Comment**

Carnell Oliver said 2023-20 should be amended to exclude council members’ organizations from getting City dollars in any form. He recommended instituting a cost-of-living adjustment into City contracts in future years so small businesses with City contracts get paid more so they can pay their employees more. He recommended heightened oversight over the City grant funds that go to non-profit organizations and suggested that perhaps council members should be full-time employees so they would devote all their time and effort to serving the citizens.

John Nooney said he supports passage of 2023-604 despite the City overpaying for the property. Public access to the waterways is crucial.

**Item/File No. Title History**

1. [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) (Co-Sponsors CMs Salem, Carlucci & Gay)
- 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**

2. [2023-0307](#) ORD-MC re the Jax Police & Fire Pension Board of Trustees; Amend Sec 22.12 of the Charter of the COJ; Prov for Codification Instructions (Hodges) (Co-Introduced by CP Freeman at Req of Jax Police & Fire Pension Board of Trustees & CM White) (Co-Sponsor CM Pittman)  
5/9/23 CO Introduced: R, F  
5/15/23 R Read 2nd & Rerefer  
5/16/23 F Read 2nd & Rerefer  
5/23/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 5/23/23

**DEFER**

3. [2023-0345](#) ORD Auth the Mayor, or His Designee, to Execute an Amendment 1 to 2nd Amend & Restated Redevelopment Agrmt by & Among the City, DIA, & Axis Hotels LLC to Extend the Building Improvements Completion Date from 6/30/23 to 9/30/23; Auth Tech Changes to Amendment 1; Prov a Deadline for Developer to Execute the Agrmt (Dillard) (Req of the DIA)  
5/23/23 CO Introduced: NCSPHS, F  
6/5/23 NCSPHS Read 2nd & Rerefer  
6/6/23 F Read 2nd & Rerefer  
6/13/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 6/13/23

**DEFER**

4. [2023-0441](#) ORD Approp \$2,392,309.57 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury to the Community Dev Fund Miscellaneous Grants & Aids Acct to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County Through 9/30/25, to be Administered by the Housing & Community Dev Div of the Neighborhoods Dept in Accord With the Emergency Rental Assistance Prog Estab by Sec 501, Div N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-102) (Staffopoulos) (Req of Mayor) (Co-Sponsor CM Clark-Murray)  
7/25/23 CO Introduced: NCSPHS, F, TEU  
7/31/23 NCSPHS Read 2nd & Rerefer  
8/1/23 F Read 2nd & Rerefer  
8/1/23 TEU Read 2nd & Rerefer  
8/8/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/8/23

**DEFER**

5. [2023-0445](#) ORD-MC re the Sheriff's Powers & Duties; Amend Ch 11 (Office of the Council Secretary) to Create a New Position Under the Supervision of the Council Secretary of Council Security Officer; Amend Ch 37 (Office of the Sheriff), Pt 1 (Organization), Sec 37.101 (Sheriff's Powers & Duties), Ord Code, to Create a New Subsec Regarding Dev of a Security Plan for City Hall & Other Public Bldgs & Facilities for the Safety of the Public, the Employees & the Elected Officials; Prov for Codification Instructions (Teal) (Introduced by CM Pittman) (Co-Sponsor CM Johnson)  
 7/25/23 CO Introduced: R, F  
 7/31/23 R Read 2nd & Rerefer  
 8/1/23 F Read 2nd & Rerefer  
 8/8/23 CO PH Read 2nd & Rerefer  
 10/2/23 R Withdraw 6-0  
 10/3/23 F Withdraw 7-0  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/8/23

### WITHDRAW

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

CM Pittman said she has had discussion with Sheriff's Office and others about Council security and is satisfied that actions are being taken that make this bill unnecessary.

6. [2023-0562](#) ORD Amend the JTA FY 21-22 Budget; Amend Ord 2021-504-E (the City of Jacksonville Budget Ordinance) by Amend Revised Schedule O (Estimated Operating Revenues) & Revised Schedule P (Operating Expenditures) to Approp Add'l Revenues to Offset Increased Operating Expenses Exceeding the Appvd JTA Budget for FY 21-22 (Staffopoulos) (Request of JTA)  
 8/22/23 CO Introduced: F, TEU  
 9/6/23 F Read 2nd & Rerefer  
 9/6/23 TEU Read 2nd & Rerefer  
 9/12/23 CO PH Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/12/23

### DEFER

Phillip Peterson explained the purpose of the bill to amend JTA's budget from 2 years ago. President Salem expressed great frustration with the JTA consistently overspending its budget and asking for budget amendments years later. He asked that the bill be deferred until JTA CEO Nat Ford or the authority's new CFO appears before the committee to discuss this issue. Chairman Howland said the failure to make budget amendments in a timely manner impacts the Finance Committee's ability to evaluate the proposed new FY budget against a previous year's actual figures when those figures are not correct. Jessica Shepler, JTA's Chief of Government Affairs, said that the JTA board approved a resolution requesting this amendment in January of 2023 after it got the final results of its FY22 audit.

• **JTA's FY 2021/22 budget is increasing by \$7,139,991, as follows:**

- **Bus:** \$3,871,965
- **Connection (CTC):** 829,738
- **Skyway:** 729,996
- **Ferry:** 259,868
- **General Fund:** 1,448,424

7. [2023-0604](#) ORD Apv & Auth that Certain Settlement Agrmt btwn the City & Franklin Dodd, Jr., as Trustee, Under Land Trust #055660 Dated 1/17/13, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver All Closing & Other Docs Relating Thereto, & to Otherwise Take All Action Necessary to Effectuate the Purposes of the Agrmt, for Acquisition by the City, at the Negotiated Settlement Price of \$180,000 in Lieu of Eminent Domain, of the Parcel Located at 281 King St, Jax, FL (R.E. #055660-0000) in Council Dist 7, to be Used for the McCoy’s Creek Restoration Proj; Prov for Oversight of Acquisition of the Property by the Real Estate Div of the Dept of Public Works & Thereafter by the Dept of Public Works (Garrett) (Req of Mayor) (JWC Apv)  
 9/12/23 CO Introduced: F, TEU, JWC  
 9/19/23 F Read 2nd & Rerefer  
 9/19/23 TEU Read 2nd & Rerefer  
 9/26/23 CO PH Read 2nd & Rerefer  
 10/3/23 F Approve 7-0  
 10/3/23 TEU Approve 6-0  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**APPROVE**

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Renee Hunter with the Real Estate Division described the competing valuations for the property and the negotiations over the final acquisition price. A condemnation proceeding could be long and expensive so the City believes this is the best way to acquire the property needed for the McCoy’s Creek and Emerald Trail projects. In response to a question from CM Pittman, Ms. Hunter indicated that CM Peluso, the district CM, is supportive of the bill.

- **The purchase of this property will be funded out of the McCoy’s Creek Rebuild & Raise Bridge – King Project**
- **The purchase is being necessitated by the enlargement of the King St. bridge crossing as a result of widening the Creek**
- **The subject property was appraised at \$99,000 on 9/28/22**
- **\$2,567 of taxes and a \$988 nuisance lien are outstanding on the property as of 9/28/23**

8. [2023-0610](#) ORD Auth a Carryover of Funds Previously Approp by Ord 2021-382-E & Subsequently Re-Approp & Carried Over in Ord 2022-93-E; Apv, & Auth the Mayor, or Her Designee, & the Corp Secretary to Execute & Deliver an Amendment to the Grant Agrmt for the Historic Stanton School Bldg btwn the City & Historic Stanton, Inc. to Extend the Term of the Agrmt to Exp on 9/30/24; Prov for Oversight by the Grants & Contract Compliance Div; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by CM Johnson & Peluso) (Co-Sponsors CMs Clark-Murray & Lahnen)  
 9/12/23 CO Introduced: NCSPHS, F  
 9/18/23 NCSPHS Read 2nd & Rerefer  
 9/19/23 F Read 2nd & Rerefer  
 9/26/23 CO PH Read 2nd & Rerefer  
 10/2/23 NCSPHS Substitute/Rerefer 6-0  
 10/3/23 F Substitute/Rerefer 7-0  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

### **SUBSTITUTE/REREFER**

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Phillip Peterson explained the purpose of the substitute and the need to appropriate the funds out of fund balance to extend the contract for an additional year. Allan DeVault with Historic Stanton Inc. described the work that has been going on at Old Stanton High School and said the City's \$300,000 funding has helped to leverage \$2.5M in additional state funding for additional work to be done. CM Pittman asked about the stabilization of the building and future plans for the site. Mr. DeVault said the roof has been waterproofed, the interior is being cleaned out, and the windows will be boarded up and many of them replaced with the remaining funds and the state grants. Ms. Pittman cautioned that the building is historic and will need to be restored with that in mind. Mr. DeVault said the windows will be replaced with historically accurate versions. CM Carrico asked for more information on the overall scope of the project – the building's condition, funds raised to date, total funding needed, and the proposed future use of the building.

### **As substituted,**

- 1. Revises authorization to carryover funds to an appropriation of General Fund – GSD Fund Balance of \$200,000 to the contingency account (\$143,710) and Subsidies and Contributions to Private Organizations account (\$56,290) within the Historic Stanton activity**
- 2. Clarifies the amendment to the grant agreement is retroactive to October 1, 2023**
- 3. Removes emergency language**
- 4. Attaches BT as new Exhibit 1 to reflect the appropriation**

9. [2023-0612](#) ORD Declaring that Florida PACE Funding Agency’s Cont’d Operation in the City of Jax Without Auth from the City is a Public Health, Safety & Welfare Emergency & Auth the OGC to Initiate Litigation, as Appropriate, to Stop Florida PACE Funding Agency Operations in the City of Jax (Pinkstaff) (Introduced by CP Salem) (Co-Sponsors CMs Carlucci, Gay, Boylan, White, Johnson, Miller, Amaro, Carrico, Pittman, Gaffney, Jr., Arias, Lahnen & Howland)  
9/12/23 CO Introduced: NCSPHS, R, F  
9/18/23 NCSPHS Read 2nd & Rerefer  
9/18/23 R Read 2nd & Rerefer  
9/19/23 F Read 2nd & Rerefer  
9/26/23 CO PH Read 2nd & Rerefer  
10/2/23 NCSPHS Approve 6-0  
10/2/23 R Approve 7-0  
10/3/23 F Approve 8-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**APPROVE**

**Aye:** 8 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen, Pittman and Salem



Council President Salem invited Tiffany Pinkstaff of the Office of General Counsel to make a presentation on the PACE (Property Assessed Clean Energy) program. She explained how the program was authorized by state law and said the City has authority to control its activities in Jacksonville. Despite the City's previous action to restrict the PACE program to non-residential properties, PACE has recorded over 160 liens on residential properties. The Tax Collector has thus far refused to recognize these liens and will not place them on the property owners' tax bills. PACE is operating in all 67 counties despite the fact that other counties, like Jacksonville, have not authorized use on residential properties, and counties across the state are filing suits against PACE and passing legislation similar to this ordinance. This ordinance will waive the City's participation in the local government alternative dispute resolution mechanism required by state law and will direct the Office of General Counsel to immediately take legal action to stop PACE's activities in Jacksonville regarding residential properties.

Chairman Howland asked what happens to the property owner if a Tax Collector refuses to post the assessments on tax bills – do they demand immediate payment directly from the property owner? Ms. Pinkstaff said it is unclear what PACE's business model is and what would happen next. CM Lahnen asked if there is a mechanism to warn property owners about this situation. Lynn Drysdale of Jacksonville Area Legal Aid said some counties are producing public service announcements to warn consumers. President Salem said someone needs to contact the 160+ property owners already subject to the notices of assessment to warn them about this issue. He asked Ms. Pinkstaff to provide him with the list of the 160+ owners and said he will work with the district council members to provide some kind of notification to those affected. Scott Wilson said the Mayor's Office, OGC and the City's communication team will work on publicity for this issue. CM Pittman said low-income homeowners are being preyed upon by PACE and every possible mechanism needs to be used to warn the public. CM Arias suggested creating a list of ethical, trusted vendors to offer to citizens who are looking for a contractor to do work so they can choose a reliable, trustworthy business. CMs Carrico, Pittman, Gaffney Jr., Arias, Lehman, Howland, White asked to be added as a co-sponsors.

10.     [2023-0618](#)     ORD Auth & Apv: (1) an Amendment 2 to the Economic Dev Agrmt btwn the City & Liquidproof, LLC (Company), (2) a Mortgage Modification Agrmt btwn the City & Company, & (3) an Amended & Restated Promissory Note btwn Company & the City, For the Purpose of Extending the Maturity Date of the Loan from 6/1/23 to 6/1/33, & Reamortizing the Remaining Bal of the Loan at the Current Interest Rate Through the Extended Loan Term, the Original Loan Having Been Auth by Ord 2017-448-E; Auth Such Other Closing Docs & Tech Changes as May be Required by the General Counsel, or His or Her Designee, & the Mayor's Office, Prov that the City's Costs are Not Increased; Prov for City Oversight by OED (Sawyer) (Req of Mayor)  
           9/12/23 CO Introduced: NCSPHS, F  
           9/18/23 NCSPHS Read 2nd & Rerefer  
           9/19/23 F Read 2nd & Rerefer  
           9/26/23 CO PH Read 2nd & Rerefer  
           10/2/23 NCSPHS Approve 5-0  
           10/3/23 F Approve 7-0  
           Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**APPROVE**

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Phillip Peterson explained the proposed restructuring of the loan to eliminate the balloon payment and continue amortization over 10 years.

**Scrivener's**

**Pg. 3, lines 2 and 4, strike "his" and insert "her"**

- **In accordance with the Agreement, a balloon payment of \$49,318 was due on June 1, 2023**
- **Amendment two to the Agreement amortizes the outstanding principal balance of \$49,103 over 10 years at 3% interest with a monthly payment of \$474.15**

11. [2023-0619](#) ORD Amend the JEA FY 22-23 Budget; Amend Ord 2022-504-E (the COJ Budget Ord) by Amend Schedule D (JEA Consolidated Capital Budget) to Increase the Dist Energy System Capital Budget Appvd for FY 22-23 (Staffopoulos) (Req of JEA)  
9/12/23 CO Introduced: F, TEU  
9/19/23 F Read 2nd & Rerefer  
9/19/23 TEU Read 2nd & Rerefer  
9/26/23 CO PH Read 2nd & Rerefer  
10/3/23 F Amend/Approve 7-0  
10/3/23 TEU Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**AMEND/APPROVE**

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Phillip Peterson explained the amendment.

**AMENDMENT**

- 1. Attach Revised Exhibit 2 (Memorandum) to include signed version**
- 2. Attach Revised Exhibit 4 (Schedule) to correct labeling**

**• The \$2,932,000 in additional capital projects for the District Energy System is proposed to be funded with debt**

**• Projects to be funded include:**

- Metropolitan Loft (SBA) Chiller Water Extension (\$664,000)
- Hogan’s Creek Tower Upgrade (\$525,000)
- Shipyards Segment A Chilled Water Extension (\$400,000)
- Future Expansion (\$300,000)
- Hogan’s Creek Plant Expansion (\$200,000)
- Jaguars Performance Facility (\$441,000)
- Capital Admin Overhead (\$237,000)
- New Headquarters & Ed Ball Building (\$165,000)

- 12.     [2023-0620](#)     ORD Transferring \$900.00 from Other Operating Supplies to Food to Provide Food Svc Related to Mandatory In-Service Training for the Parks, Rec, & Community Svcs Dept, Purpose of Approp (B.T. 23-114) (Brown) (Req of Mayor)  
                           9/12/23 CO Introduced: F  
                           9/19/23 F Read 2nd & Rerefer  
                           9/26/23 CO PH Read 2nd & Rerefer  
                           10/3/23 F Amend/Approve 7-0  
                           Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**AMEND/APPROVE**

**Aye:**             7 -   Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

**AMENDMENT**

- 1. Reflect that funding is an appropriation**
- 2. Pg. 1, line 31, strike “to be held in mid-August”**

**• Funds will be used to cover costs for the mandatory in-service training for senior companion volunteers**

13. [2023-0621](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the “Agreement”), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)  
9/12/23 CO Introduced: NCSPHS, F  
9/18/23 NCSPHS Read 2nd & Rerefer  
9/19/23 F Read 2nd & Rerefer  
9/26/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**DEFER**

14. [2023-0622](#) ORD Auth the Mayor, or Her Designee, to Execute: (1) an Amended & Restated Redev Agrmt (Amended RDA); & (2) an Amended & Restated CRA Infrastructure Improvements Cost Disbursement Agrmt Among the City, Elements Development of Jacksonville, LLC & the District Community Development District to Expand the Size of the Proj Parcel by 1.2± Acres, & Auth Certain Add'l Property to be Added to the Proj Parcel if Later Acquired by the Developer, Increase the # of Residential Units by 220± Units, Increase the # of Hotel Rooms by 53±, Reduce the Amt Retail Space by 13,200± sq ft, Increase the Max Amt of the REV Grant from \$56,025,000 to \$97,986,000 as a Result of Increased Costs Due to Market Conds, Clarify Location of Dedicated Public Parking Spaces, Clarify & Extend Certain Dates Within the Performance Schedule, With Completion of the CRA Infrastructure Improvements by 12/31/24, & to Make All Other Necessary Changes to the RDA, Interlocal Agrmt, Disbursement Agrmt & Related Docs to Effectuate the Foregoing Changes, With All Other Terms & Conds Remaining Unchanged; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs; Auth an Increase of \$41,961,000 to the \$56,025,000 REV Grant Previously Auth by Ord 2018-313-E (Sawyer) (Req of DIA)  
9/12/23 CO Introduced: NCSPHS, F  
9/18/23 NCSPHS Read 2nd & Rerefer  
9/19/23 F Read 2nd & Rerefer  
9/26/23 CO PH Read 2nd & Rerefer  
10/2/23 NCSPHS Approve 5-0  
10/3/23 F Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**APPROVE**

**Aye:** 7 - Howland, White, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

Lori Boyer, CEO of the DIA, explained the requested revisions to the economic development agreement. Chairman Howland noted that the increase in the REV grant cap represents the increased value of the property and a corresponding increase in the tax revenue. CM Pittman asked that a JSEB report be provided on this project so that it can be assured that JSEB use is meeting its targets throughout the process rather than finding a shortfall at the end.

• **Approval of the Revised RDA will result in the following significant changes:**

|                                | <b>From</b> | <b>To</b> |
|--------------------------------|-------------|-----------|
| - Residential units:           | 950         | 1,170     |
| - Hotel Rooms:                 | 147         | 200       |
| - Retail Space (sq ft):        | 134,600     | 121,400   |
| - CRA Improvement Contractors: | 2           | 6         |
| - Estimated total cost:        | \$280 M     | \$693 M   |
| - REV Grant Amount:            | \$56 M      | \$98 M    |
| - Final REV Grant Year:        | 2040        | 2045      |
| - DIA Calculated ROI:          | 1.39        | 1.33      |

• **DIA's calculation of the 1.39 ROI on this project at the time of the initial agreement was based on a 25 year calculation and took into account projected revenues from ad valorem taxes, payroll induced taxes, and sales and bed taxes generated by the hotel. DIA's calculation of the 1.33 ROI based on the revised agreement is calculated over a 20 year period and only includes projected revenue from ad valorem taxes.**

15. [2023-0657](#) ORD Apv a Mobility Fee & Credit Contract btwn the City & Eisenhower Property Group, LLC, to Auth Mobility Fee Credits in Exchange for the Conveyance, at No Cost to the City & With No Further Council Action, of Land for a R/W Corridor Referred to as “Braddock Road East” Located Within Mobility Zone 4 & Council Dist 8, from the Intersection of Braddock Rd & Lem Turner Rd to the NE Including Any Land Along Existing Braddock Rd that May Be Needed for Intersection Improvements at Lem Turner Rd, & for the Memorialization of the Mobility Fee Required for Future Dev of the Property Known as the Braddock Family Parcel PUD; Auth the Mayor & Corp Sec to Execute & Deliver the Agrmt & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Actions to Effectuate the Purposes of the Agrmt in Accord with Sec 655.507, Ord Code; Prov for Oversight by the Planning & Dev Dept re the Mobility Fee Credit & Mobility Fees, & the Real Estate Div of the Public Works Dept for the Acquisition/Acceptance of Conveyance(s), & Prov Oversight by the R/W Stormwater Maintenance Div of the Public Works Dept Thereafter (Grandin) (Req of Mayor)  
(Companions 2023-656 & 2023-658)  
9/26/23 CO Introduced: F, TEU, LUZ  
10/3/23 F Read 2nd & Rerefer  
10/3/23 TEU Read 2nd & Rerefer  
10/3/23 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**READ 2ND & REREFER**

16. [2023-0668](#) ORD Apv & Auth the Mayor, or Her Designee, & Corp Sec to Execute & Deliver an Interlocal Agrmt btwn the City & St. Johns County, FL (SJC), as Auth by Sec 163.01, F.S., for the Purpose of Allocating the Duties & Obligations with Regard to Permitting, Operation, Maintenance & Repair of Certain Portions of Race Track Rd with Portions Thereof in Both City Council Dist 11 & SJC; Prov for Oversight by Public Works (Dillard) (Req of Mayor)  
9/26/23 CO Introduced: F, TEU  
10/3/23 F Read 2nd & Rerefer  
10/3/23 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

17. [2023-0669](#) ORD Approp \$585,760 from the Gen Fund - GSD Fund Bal to Downtown Economic Dev Fund to Fund Downtown Preservation & Revitalization Prog Loans to Regions Bank, as Previously Auth by Ord 2021-210-E & Ord 2023-150-E, & Auth an Intrafund Transfer of \$200,000, Representing Both Budget & Actual Prior Expense, btwn Centers Within the Downtown Economic Dev Fund; Prov for Reverter of Funds (B.T. 23-055) (Dillard) (Req of Mayor) 9/26/23 CO Introduced: NCSPHS, F  
10/2/23 NCSPHS Read 2nd & Rerefer  
10/3/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

18. [2023-0671](#) ORD-MC Creating a New Sec 111.270 (Homelessness Initiatives Special Revenue Fund), Pt 2 (Health & Human Services), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab a Permanent Homelessness Initiatives Special Rev Fund For the Purposes Described Herein; Prov For Codification Instructions; Approp \$1,000,000 to the Homelessness Initiatives Special Rev Fund, Including \$500,000 From the Council President's Designated Contingency Acct & \$500,000 From the Mayor's Task Force Contingency Acct; Prov For Oversight By the Social Svcs Div of the Dept of Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Johnson) 9/26/23 CO Introduced: NCSPHS, R, F  
10/2/23 NCSPHS Read 2nd & Rerefer  
10/2/23 R Read 2nd & Rerefer  
10/3/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**READ 2ND & REREFER**

19. [2023-0672](#) ORD Apv, & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver an Amendment to the ARP Grant Agrmt Btwn the City & LIFT JAX, Inc. to Extend the Term of the Agrmt to Exp on 1/31/24; Waiving the Requirement in Ord 2021-516-E That Grant Funds be Expended by 9/30/23; Prov For Continued Oversight by Neighborhoods; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by CM Peluso) 9/26/23 CO Introduced: R, F  
10/2/23 R Emergency/Amend/Approve 6-0  
10/3/23 F Emergency/Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**EMERGENCY/AMEND/APPROVE**

**Aye:** 6 - Howland, Arias, Carrico, Gaffney Jr., Lahnen and Pittman

**Excused:** 1 - White

Phillip Peterson explained the request for the emergency. David Garfinkle, President of Lift Jax, said the purchase is in the due diligence phase and the transaction should close in October or November. This is a key property to the revitalization of the Eastside community. CM Pittman asked about the Jacksonville Housing Authority's participation in the project. Mr. Garfinkle said JHA will own the property and Lift Jax may get some small share of the revenues but mostly wants to be a participant in the project to advocate for the community. CM Pittman said she hoped that this project will be a model for future JHA participation in apartment revitalization projects for affordable housing. CM Carrico commended Lift Jax's work and asked for a further description of the partnership. CM Pittman asked about the current tenants and where they will go. Mr. Garfinkle said the JHA will help them relocate during the total reconstruction of the building and hopefully return when the rehabilitation is complete. In response to a question from CM Gaffney Jr., Mr. Garfinkle said the affordability of the units will be determined by the JHA but will hopefully include a mix of incomes. Mr. Gaffney said he hopes that a large majority of the current residents will be able to afford to return.

#### AMENDMENT

1. Clarify funding will be used to partner with the Jacksonville Housing Authority who will purchase the Downtown East Apartments
2. Pg. 2, line 22: strike "Section 5" and insert "Section 4"

- Waives the requirement in Ord. 2021-516-E that the funds appropriated by that ordinance be spent before September 30, 2023
- A one cycle emergency has been requested in order to extend the term of the grant agreement from September 30, 2023 to January 31, 2024 to provide additional time for acquisition of the Downtown East Apartments
- The \$1.5 million in remaining ARP funds will be contributed toward the acquisition of the Downtown East Apartments by the Jacksonville Housing Authority

20.     [2023-0673](#)     ORD Prov For Determination of Satisfactory Performance by Carr, Riggs & Ingram, LLC in Conducting Annual Audits For the City & Certain Other Funded Progs For the FYs Ending 9/30, 2020, 2021 & 2022; Apv, & Auth Execution by the Council President, or His Desig, of an Independent Auditor Agrmt Btwn the City & Carr, Riggs & Ingram, LLC, Outlining the Terms & Conditions to Engage Said Firm to Provide an Annual Audit of the City & Certain Other Funded Progs For 1 Add'l 1-Yr Period For the FY Ending 9/30/24 Under the Single Audit Approach; Prov For the Independent Auditor's Fee & Hrs to be Provided by the Council Auditor's Office (Staffopoulos) (Introduced by the Finance Committee (CMs Howland, White, Arias, Carrico, Gaffney, Jr., Lahnen & Pittman))  
                           9/26/23 CO Introduced: F  
                           10/3/23 F Read 2nd & Rerefer  
                           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**READ 2ND & REREFER**



21. [2023-0677](#) ORD Approp \$137,000 From the Special Law Enforcement Trust Fund to Fund the Various Crime Prevention & Law Enforcement Expenditures & Activities Including: (1) Prov \$37,000 to Procure 2 UTV Vehicles for JSO Patrol Units; (2) Prov \$30,000 to Procure a Real Time Crime Ctr Workstation for JSO; (3) Transferring \$12,5000 From the Fund to the Teen Driver Special Rev Fund in Accordance With Sec 111.365, Ord Code, to Fund the Teen Driver Challenge Prog; (4) Transferring \$12,500 From the Fund to the Police Explorers Trust Fund in Accordance With Sec 111.340, Ord Code, to Fund JSO Police Explorer Post; (5) Transferring \$25,000 From the Fund to the First Coast Crime Stoppers; & (6) \$20,000 to be Used For the Homeward Bound Prog (B.T. 24-007) (Brown) (Req of Sheriff)  
9/26/23 CO Introduced: NCSPHS, F  
10/2/23 NCSPHS Read 2nd & Rerefer  
10/3/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**READ 2ND & REREFER**

22. [2023-0678](#) ORD Approp \$202,335.05 From the Federal Forfeitures Trust Fund to Estab the FY 23-24 Operating Budget For the Federal Forfeitures Trust Fund (B.T. 24-005) (Brown) (Req of Sheriff)  
9/26/23 CO Introduced: NCSPHS, F  
10/2/23 NCSPHS Read 2nd & Rerefer  
10/3/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**READ 2ND & REREFER**

23. [2023-0679](#) ORD Approp \$2,407,004.95 From the Inmate Welfare Trust Fund to Estab the FY 23-24 Operating Budget For the Inmate Welfare Trust Fund; Auth a Position Within the Inmate Welfare Trust Fund (R.C. 24-004) (B.T. 24-006) (Brown) (Req of Sheriff)  
9/26/23 CO Introduced: NCSPHS, F  
10/2/23 NCSPHS Read 2nd & Rerefer  
10/3/23 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/10/23

**READ 2ND & REREFER**

CM Carrico recognized former City Council member and new City CFO Anna Brosche in the audience.

**NOTE: The next regular meeting will be held Tuesday, October 17, 2023.**

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

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Jeff Clements - Council Research Division

jeffc@coj.net 904-255-5137

Posted 10.4.23 5:00 p.m.