

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, October 5, 2021

2:00 PM

Council Chambers 1st Floor, City Hall

### Rules Committee

*Brenda Priestly Jackson, Chair*  
*Randy DeFoor, Vice Chair - Excused Absence*  
*Aaron Bowman*  
*LeAnna Cumber*  
*Garrett Dennis*  
*Rory Diamond*  
*Sam Newby*

*Legislative Assistant: Maritza Sanchez*  
*Legislative Services Manager: Bernadette Smith*  
*Chief Office of General Counsel: Paige Johnston*  
*Research Assistant: Colleen Hampsey*  
*Administration: Rachel Zimmer*  
*Council Auditor's Office: Trista Carraher*

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.

**Present:** 6 - Chair Brenda Priestly Jackson, Council Member Aaron Bowman, Council Member LeAnna Cumber, Council Member Garrett Dennis, Council Member Rory Diamond and Council Member Sam Newby

**Excused:** 1 - Vice Chair Randy DeFoor

**Meeting Convened: 2:01 PM**

**Meeting Adjourned: 3:24 PM**

**Attendance:**

**CM Carlucci (2021-678 & 2021-724)**

**CM Salem (2021-680)**

**Item/File No.**

**Title History**

1. [2020-0326](#) RESO Supporting the Passage of a Policy Designating City Hall as a "Hit Free Zone," Training of Employees for an Appropriate Response, & Posting Signage at City Hall Identifying Property as a "Hit Free Zone" Area; Urging Creation of a Pilot Program. (Johnston) (Introduced by CM Dennis)  
6/9/20 CO Introduced: NCSPHS, R  
6/15/20 NCSPHS Read 2nd & Rerefer  
6/16/20 R Read 2nd & Rerefer  
6/23/20 CO Read 2nd & Rereferred: NCSPHS, R

**DEFER**

**(At request of CM Dennis)**

2. [2020-0584](#) ORD-MC Creating a New Chapt 79 (Jacksonville City Council Citizen Review Board), Ord Code; Establishing a New Chapter Creating a Council-Appointed Citizen Review Board to make Recommendations to Council. (Johnston) (Introduced by CM Dennis)  
9/22/20 CO Introduced: NCSPHS, R  
10/5/20 NCSPHS Read 2nd & Rerefer  
10/6/20 R Read 2nd & Rerefer  
10/13/20 CO PH Read 2nd & Rereferred: NCSPHS, R  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

**DEFER**

**(At request of CM Dennis)**

3. [2020-0705](#) ORD-MC Regarding the Jacksonville Ethics Code; Amending Chapt 602 (Jacksonville Ethics Code), Part 8 (Lobbying), Ord Code, to Rename Part 8, Establish Subpart A, & to Add a New Subpart B (Political Consultants) to Provide for a City Registration Process for Political Consultants. (Johnston) (Introduced by CM Dennis)  
11/24/20 CO Introduced: R  
12/1/20 R Read 2nd & Rerefer  
12/8/20 CO PH Read 2nd & Rereferred: R  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 12/8/20

**DEFER****(At request of CM Dennis)**

4. [2021-0544](#) ORD MC-Amending Sec 116.101 (Official Holidays), Pt 1 (Holidays), Chapt 116 (Employees & Employee Benefits), Ord Code, to include a New Paid Holiday “Juneteenth”; Providing that the Code Change is Subject To Collective Bargaining. (Johnston)(Introduced by CM R. Gaffney) (Co-Sponsors CM's Freeman, Carlucci, Pittman, Salem, Becton & Boylan)  
8/10/21 CO Introduced: F, R  
8/17/21 F Read 2nd & Rerefer  
8/17/21 R Read 2nd & Rerefer  
8/24/21 CO PH Read 2nd & Rereferred: F, R  
9/8/21 F Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/24/21

**DEFER****(At request of CM R. Gaffney)****Scrivener's**

1. Pg. 1, lines 15, 17, and 19: correct title of Chapter 116
2. Pg. 1, lines 20 and 22: strike ellipses

5. [2021-0620](#) ORD Apv the Proposed 10/1/2021-9/30/2024 Collective Bargaining Agreement btwn the City of Jax & Laborers' International Union of North America (LIUNA), Representing Approx 300 Members. (Granat)  
 (Introduced by CP Newby at Req of Mayor)  
 9/14/21 CO Introduced: TEU, F, R  
 9/20/21 TEU Read 2nd & Rerefer  
 9/21/21 F Read 2nd & Rerefer  
 9/21/21 R Read 2nd & Rerefer  
 9/28/21 CO PH Read 2nd & Rerefer: TEU,F, R  
 10/4/21 TEU Approve 7-0  
 10/5/21 F Approve 7-0  
 10/5/21 R Approve 6-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**APPROVE**

**Todd Norman, Chief of Employee Labor Relations, explained that the next four bills were the result of 22 months of negotiations and collective bargaining with 4 non-public safety unions.**

**CM Diamond commented that, in his opinion, council should not have the role to approve settled union agreements.**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

- **Authorizes wage increases of 3% effective 10/1/21, 2.5% effective 10/1/22, and 2.5% effective 10/1/23**
- **Authorizes premium payments of \$2,500 in October 2021 and \$2,500 in October 2022**
- **Total estimated cost over the 3 year term of the agreement is approximately \$2.2 million (a portion of the FY 21/22 costs are being covered with American Rescue Plan dollars and it is anticipated that a portion of FY 22/23 costs will be covered as well)**

6. [2021-0621](#) ORD Apv the Proposed 10/1/2021-9/30/2024 Collective Bargaining Agreement btwn the City of Jax & the Jax Supervisors Assoc. (JSA), Representing Approx 440 Members.  
 (Granat) (Introduced by CP Newby at Req of Mayor)  
 9/14/21 CO Introduced: TEU, F, R  
 9/20/21 TEU Read 2nd & Rerefer  
 9/21/21 F Read 2nd & Rerefer  
 9/21/21 R Read 2nd & Rerefer  
 9/28/21 CO PH Read 2nd & Rerefer: TEU, F, R  
 10/4/21 TEU Approve 7-0  
 10/5/21 F Approve 7-0  
 10/5/21 R Approve 6-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

### Scrivener's

#### Correct section numbering in bill

- Authorizes wage increases of 3% effective 10/1/21, 2.5% effective 10/1/22, and 2.5% effective 10/1/23
- Authorizes premium payments of \$2,500 in October 2021 and \$2,500 in October 2022
- Total estimated cost over the 3 year term of the agreement is approximately \$4 million (a portion of the FY 21/22 costs are being covered with American Rescue Plan dollars and it is anticipated that a portion of FY 22/23 costs will be covered as well)

7. [2021-0622](#) ORD Apv the Proposed 10/1/2021-9/30/2024 Collective Bargaining Agreement btwn the City of Jax & the American Federation of State, County & Municipal Employees (AFSCME), Representing Approx 1,900 Members, including Part-Time Employees.  
(Granat) (Introduced by CP Newby at Req of Mayor)  
9/14/21 CO Introduced: TEU, F, R  
9/20/21 TEU Read 2nd & Rerefer  
9/21/21 F Read 2nd & Rerefer  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO PH Read 2nd & Rerefer: TEU, F, R  
10/4/21 TEU Approve 7-0  
10/5/21 F Approve 7-0  
10/5/21 R Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

### APPROVE

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

- Authorizes wage increases of 3% effective 10/1/21, 2.5% effective 10/1/22, and 2.5% effective 10/1/23
- Authorizes premium payments of \$2,500 in October 2021 and \$2,500 in October 2022
- Total estimated cost over the 3 year term of the agreement is \$12.2 million (a portion of the FY 21/22 costs are being covered with American Rescue Plan dollars and it is anticipated that a portion of FY 22/23 costs will be covered as well)

8. [2021-0623](#) ORD Apv the Proposed 10/1/2021-9/30/2024 Collective Bargaining Agreement btwn the City of Jax & the Communication Workers of America (CWA), Representing Approx 420 Members. (Granat) (Introduced by CP Newby at Req of Mayor)  
9/14/21 CO Introduced: TEU, F, R  
9/20/21 TEU Read 2nd & Rerefer  
9/21/21 F Read 2nd & Rerefer  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO PH Read 2nd & Rerefer: TEU, F, R  
10/4/21 TEU Approve 7-0  
10/5/21 F Approve 7-0  
10/5/21 R Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

- **Authorizes wage increases of 3% effective 10/1/21, 2.5% effective 10/1/22, and 2.5% effective 10/1/23**
- **Authorizes premium payments of \$2,500 in October 2021 and \$2,500 in October 2022**
- **Total estimated cost over the 3 year term of the agreement is approximately \$3.8 million (a portion of the FY 21/22 costs are being covered with American Rescue Plan dollars and it is anticipated that a portion of FY 22/23 costs will be covered as well)**

9. [2021-0668](#) ORD Apv, & Auth the Mayor & Corp. Secretary to Execute & Deliver, for & on behalf of the City, that Certain Sovereignty Submerged Lands Fee Waived Lease (BOT File # 160354632) btwn the City of Jax & the Board of Trustees of the Internal Improvement Trust Fund of the State of FL (“The Lease”) for the Purpose of Securing Submerged Land for Construction & Operation of a Six-Slip Public Docking Facility Adjacent to the Terminus of Jackson St. for Public Mooring of Recreational Vehicles & a Water Taxi Loading & Unloading Area, for a 10 Yr Initial Term Commencing 12/13/19; Oversight of Acquisition, Execution & Recording of the Lease by the Real Estate Div., Public Works Dept, & Oversight of the Lease & Docking Facility by the Parks, Recreation & Comm. Svcs Dept. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)  
 9/14/21 CO Introduced: NCSPHS, TEU, F, R, JWC  
 9/20/21 NCSPHS Read 2nd & Rerefer  
 9/20/21 TEU Read 2nd & Rerefer  
 9/21/21 F Read 2nd & Rerefer  
 9/21/21 R Read 2nd & Rerefer  
 9/28/21 CO PH Read 2nd and Rereferred: NCSPHS, TEU, F, R  
 10/4/21 NCSPHS Approve 6-0  
 10/4/21 TEU Approve 7-0  
 10/5/21 F Approve 7-0  
 10/5/21 R Approve 6-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

- 10. [2021-0671](#) ORD Apv & Auth. The Mayor & Corp. Sec. to Execute & Deliver, for & on Behalf of the City, That Certain Sovereignty Submerged Lands Fee Waived Lease Renewal (BOT File # 161272789) btwn The City of Jax & the Board of Trustees of the Internal Improvement Trust Fund of the State of FL for the Purpose of Operating a 78-Slip Public Marina in Conjunction with an Upland Park & Sprots Complex for a 5 Yr Term at No Cost to the City; Providing for Oversight of Acquisition, Execution & Recording of the Lease by the Real Estate Div., Public Works Dept., Oversight of the Lease & Marina & Docking Facility by the Parks, Rec. & Community Serv. Dept. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)
  - 9/14/21 CO Introduced: NCSPHS, TEU, F, R, JWC
  - 9/20/21 NCSPHS Read 2nd & Rerefer
  - 9/20/21 TEU Read 2nd & Rerefer
  - 9/21/21 F Read 2nd & Rerefer
  - 9/21/21 R Read 2nd & Rerefer
  - 9/28/21 CO PH Read 2nd and Rereferred: NCSPHS, TEU, F, R
  - 10/4/21 NCSPHS Approve 5-0
  - 10/4/21 TEU Approve 7-0
  - 10/5/21 F Approve 7-0
  - 10/5/21 R Approve 6-0
  - Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor



- 11. [2021-0672](#) ORD Approp \$1,000,000.00 to Kids Hope Alliance (“KHA”) for the City of Jax’s NW Jax Stem Center for Teens, Amd the 7th Rev Schedule M to Ord 2020-511-E; Aprov & Auth the Mayor, or His Designee, & the Corp Sec, and/or the Chief Exec Officer of KHA, to Execute & Deliver Contracts with 100 Black Men of Jax, Inc. & I’m a Star Foundation, Inc. for Provisions of Professional Services at NW Jax Stem Center for Teens; Invoking the Exception of Sec 126.107(G), Ord Code, with Respect to Serv to be Provided by 100 Black Men of Jax, Inc. and I’m a Star Foundation, Inc.; Waiving the Req of Sec 77.111(A) (Provider Contracts), Chapt 77 (Kids Hope Alliance), Ord Code, to Exempt the Services to be provided by 100 Black Men of Jax, Inc. and I’m a Star Foundation, Inc., from Competitive Procurement; Providing for Oversight by KHA. (B. T. 21-128) (Staffopoulos) (Introduced by CP Newby at Req of Mayor)
  - 9/14/21 CO Introduction: NCSPHS, F, R
  - 9/20/21 NCSPHS Read 2nd & Rerefer
  - 9/21/21 F Read 2nd & Rerefer
  - 9/21/21 R Read 2nd & Rerefer
  - 9/28/21 CO PH Read 2nd and Rereferred: NCSPHS, F, R
  - 10/4/21 NCSPHS Amend/Approve 5-0
  - 10/5/21 F Amend/Approve 7-0
  - 10/5/21 R Amend/Approve 6-0
  - Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**AMEND/APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**AMENDMENT**

- 1. Correct scrivener's error**
- 2. Revise language to amend fiscal year 2021/22 Schedule M instead of fiscal year 2020/21**
- 3. Attach revised Exhibit 3 to reflect FY 21/22 Second Revised Schedule M**

- **Appropriates \$1,000,000 from the State Department of Education to fund:**
  - 1. Purchase of equipment (\$400,000)**
  - 2. Purchase of furniture (\$200,000)**
  - 3. STEM Programming (\$200,000 each to 100 Black Men of Jacksonville and I'm a Star Foundation)**
- **No local match is required**
- **Pursuant to Ord. 2019-271-E, the City has a management agreement with 100 Black Men of Jacksonville and I'm a Star Foundation for program and facility management services at the Moncrief Community Center**
- **Waives the requirement in Sec. 77.111(a) that provider contracts shall be competitively procured under Chapter 126, Ordinance Code, via an evaluated bid process in order to direct contract with 100 Black Men of Jacksonville and I'm a Star Foundation to manage and provide programming at the STEM Center**

12. [2021-0673](#) ORD Making Certain Findings & Auth the Mayor, or his Designee, to Execute: (1) a Redevelopment Agreement (“Redevelopment Agreement”) among the City of Jax (“City”), DIA & IGUANA Investments FL, LLC (“Developer”), which Redevelopment Agreement provides for the Design & Construction of a Luxury Hotel with no fewer than 170 Rooms, no fewer than 23 Class A Condominium Units (Collectively, the “Hotel Improvemnts”), & a Class A Office Bldg with no less than 141,300 Gross Sq. Ft. (“Office Bldg Improvemnts”); if elected by the Developer, the Redevelopment Agreement also Authorizes the Construction by the Developer on behalf of the City of a Marina Support Bldg of no less than 6,000 Sq. Ft. & Events Lawn of Approx 1 Acre having an estimated cost to the City of \$6,192,967 (Collectively, the “Marina Support Bldg Improvemnts”), Improvemnts to Metro Park Marina with an estimated cost to the City of \$7,180,133 (“Marina Improvemnts”), with all Aggregate Cost Overruns in Excess of \$13,373,100 as to the Marina Support Bldg Improvements & Marina Improvements the Responsibility of the Developer, & certain Riverwalk Improvements with an estimated cost to the City of \$3,900,000 (“Riverwalk Improvements”), with all cost overruns the responsibility of the Developer, all on the Northbank of the St. Johns River within the Downtown East Northbank Downtown Comm. Redevelopmnt Area (“Project”); (2) an Ofc Bldg Ground Lease btwn the DIA, on behalf of the City, & the Developer of an Approx 1.05 Acre parcel (“Ofc Bldg Parcel”) of City-Owned land for a term of 40 Yrs with 1, 10 Yr Renewal Option, at an Initial Lease Rate of \$36,000 per Yr, on which Developer will Construct the Office Bldg Improvements to be Owned by the Developer during the Term; (3) a Marina Support Bldg Lease with an Initial Lease Term of 5 Yrs with 5, 5 Yr Renewal Terms, for the Lease of the Marina Support Bldg to the Developer with a Lease rate of \$100 per yr; (4) a Marina Mgmnt Agreement Auth the Developer to Manage Metro Park Marina on behalf of the City with an Initial Term of 5 Yrs, with 5, 5 Yr Renewal Options; (5) a Guaranty Agreement in Favor of the City & DIA for each of the Hotel Improvements & Ofc Bldg Improvements Guaranteeing Lien Free Completion of each such Proj; (6) Cost Disbursemnt Agreements for each of the Marina Support Bldg, Marina Improvements & Riverwalk Improvements; (7) a Quitclaim Deed Conveying an Approx 4.77 Acre Parel of City-Owned land to the Developer at a cost of \$100 on which the Hotel Improvements will be Constructed;& (8) Easements & related docs as described in Redevelopmnt Agreement; Auth a Right of 1st Offer in Favor of the Developer over an Approx 4.96 Acre Parcel of Land Located Adjacent to & West of the Ofc Bldg Parcel, the Disposition of which is subject to a Future Notice of Disposition & Future DIA & Council Apvl of the Terms thereof; Auth a 75 %, 20 Yr Recaptured Enhanced Value (Rev) Grant in the Max Amt not to exceed \$47,683,955 in Connection with the Construction of the Hotel Improvemnts & Ofc Bldg Improvements; Auth a Completion Grant in the Amt of \$25,834,887 Payable upon Substantial Completion of the Hotel Improvements & Ofc Bldg improvements;

Waiving Provisions of Chapt 126 (Procuremnt Code), Ord Code, with respect to the Proj, & to Allow the City to Directly Purchase certain items Specified in the Redevelopmnt Agreement as to City-Owned Improvements; Invoking the Exception to Chapt 126.107 (G), to Allow the City to Directly Contract with vendors for the Purchase of Supplies & Materials to be Incorp. Into City-Owned Portions of the Proj; Est. Requirements for items to be Purchased; Waiving Sec. 122.811 (A), (Sales of Tangible Personal Property; Prohibition of Sales to certain persons), Ord Code, to Allow Sale of any Surplus Tangible Property of the City located on the Proj Parcel by Developer; Waiving certain Provisions of Chapt 656 (Zoning Code), Pt 3 (Schedule of Dist Regulations), Subpart H (Downtown Overlay Zone & Downtown Dist Use & Form Regulations) Sec. 656.361.8.A (Deviations), Ord Code, to Waive the Subsection 3 & 4 Requirements that an applicant may not be eligible for Economic Incentives when also obtaining a Deviation from the River View & Access Corridors Requirement of Subsection 656.361.6.2.H.2, & the Subsection 5 Requirement of Subsection 656.361.8.A that a 2/3 Majority Vote is Required to Apv the Requested Deviation; Granting Deviation Appl DDRB 2021-013, at 1406 Gator Bowl Blvd ( a Portion of R. E. # 130572-0100), Owned by City Of Jax, to Increase the Max Distance Allowed btwn Riverfront View & Access Corridors From 250' to 384', in Zoning Dist CCBd; Designating the DIA as Contract Monitor for the Redevelopmnt Agreement; Oversight of the Proj by the Dept of Public Works & the DIA; Auth the Execution of all Docs relating to the above Agreements & Transactions, & Auth Technical Changes to the Docs; Waiver of that Portion of the Public Investmnt Policy Adopted by Ord 2016-382-E, as Amended, to Auth the Completion Grant, which is not Auth by the Public Investmnt Policy. (Dist 7-R. Gaffney) (Sawyer) (Introduced by CP Newby at Req of Mayor)

9/14/21 CO Introduction: NCSPHS, F, R  
9/20/21 NCSPHS Read 2nd & Rerefer  
9/21/21 F Read 2nd & Rerefer  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO PH Read 2nd and Rereferred: NCSPHS, F, R  
10/4/21 NCSPHS Amend/Approve 7-0  
10/5/21 F Amend/Approve 7-0  
10/5/21 R Amend/Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

### **AMEND/APPROVE**

**The was a motion and approval to move the Finance Amendment, see below. Paul Harden, representing Iguana, said that the developer supports the amendments. Lori Boyer, DIA, explained the waivers in the bill. CM Dennis asked about the project's return on investment and Ms. Boyer said it is roughly 1:1 at minimum. Ms. Boyer explained how redevelopment projects have a spillover effect on property values in neighborhoods, and how reactivating dormant properties onto the tax roll creates revenue over time. She also noted that the**

City investment is about 30% for the overall cost of this project.

#### **FINANCE AMENDMENT**

- 1. Make technical changes and scrivener corrections to the bill, agreement, and exhibits as needed to make language and intent consistent throughout.**
- 2. Clarify that Public Investment Policy is also being waived to authorize a REV grant for a hotel and office building not contemplated under the policy.**
- 3. Include additional language requested by Risk Management.**
- 4. Add language clarifying the Marina manager will be responsible for any fee assessed on the Metropolitan Park submerged land lease as a result of a manager operating the Marina .**
- 5. Change approval of the discount rate to be used in the Room Surcharge Lump Sum calculation from City auditors to Finance and Administration Department responsibility.**
- 6. Clarify that Room Surcharge Lump Sum is calculated based on the present value.**
- 7. Add 5% administrative fee for Marina maintenance performed by the City on behalf of the Marina Manager within the Marina Management Agreement.**
- 8. Require certification of guarantor's minimum net worth upon closing on the Hotel Parcel.**
- 9. Clarify within Marina Support Building Lease that City is responsible for scheduling of events and making reservations for the use of Events Lawn.**
- 10. Revise records retention in Marina Management Agreement to 6 years after expiration of agreement.**
- 11. Update Developer's indemnification and environmental liability.**
- 12. Permit Developer to perform City's maintenance obligations on Easement 2 should City default.**
- 13. Update City's responsibility for restoration of improvements related to Easement 1.**
- 14. Clarify City is responsible for all bulkhead maintenance in Riverwalk Easement.**
- 15. Revise term of Marina Management Agreement to mirror term of submerged lands lease.**
- 16. Add language to redevelopment agreement providing for a clawback on the value of the conveyed land for the Hotel Parcel in the event of a sale or transfer of controlling**

interest of  
the hotel within five years of completion (sliding scale of 20% per year).

17. Provide a temporary construction easement on Parking Lot H for construction upon release of parking spaces from the Jaguars and reduce the number of parking spaces the City is required to provide the team under Amendment 15 to the stadium lease for Lot H.

18. Amend the Riverwalk, Marina and Marina Support Building parcel cost disbursement agreements to provide for City payment to the developer for work it has already completed that is usable for its intended purpose in the event the City declares Iguana to be in default of some obligation and if the City chooses not to complete the improvements.

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

- Waives Public Investment Policy to authorize a Completion Grant that is not authorized under the policy
- Waives zoning requirements and grants deviation to allow for development in the proposed locations
- Waives the Procurement Code (except for the JSEB provisions)
- Waives the provisions of Sec. 122.811(a) to allow the Developer to coordinate the sale of any surplus City property and apply the revenues toward the cost of the Metropolitan Park Marina improvements, Marina Support Building Improvements, and Riverwalk Improvements

13. [2021-0675](#) RESO Confirm the Council President’s Appt. of Marcus Williams, a Duval Co. Resident, to the Public Nuisance Abatement Board, as a Community Advocate Apptd. By the Council President, Pursuant to Chapt 672, Ord Code, for a 1stt Full Term Ending 9/30/23. (Distel) (Introduced by CP Newby)  
 9/14/21 CO Introduction: R  
 9/21/21 R Read 2nd & Rerefer  
 9/28/21 CO Read 2nd & Rereferred: R  
 10/5/21 R Approve 6-0

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**APPOINTMENT**

14. [2021-0676](#) RESO Confirm the Mayor's Reappt of Maximilian S. Glober, a Duval Co. Resident, to the Jax Historic Preservation Commission, Pursuant to Sec 76.102, Ord Code, For a 1st Full Term to Exp. 3/4/23. (Sidman)  
(Introduced by CP Newby at Req of Mayor)  
9/14/21 CO Introduction: R  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/5/21 R Approve 6-0

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**REAPPOINTMENT**

**Has attended 14 of 17 meetings or 82% during partial term of 10/23/18 – 3/4/20**

15. [2021-0677](#) RESO Confirm the Reappt of Ellen Glasser, a Duval Co. Resident, as a Member of the Safety & Crime Reduction Commission, Pursuant to Chapt 78, Ord Code, for a 2nd Full Term Ending 6/30/23. (Distel)  
(Introduced by CP Newby) (Co-Sponsor CM Salem)  
9/14/21 CO Introduction: R  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/5/21 R Amend/Approve 6-0

**AMEND/APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**REAPPOINTMENT**

**Has attended 11 of 13 meetings or 85% during partial term of 10/8/18 – 6/30/21**

**AMENDMENT**

**Revise term to first full term**

16. [2021-0678](#) RESO Confirm the Mayor's Appt of Michael Montoya, a Duval Co. Resident, to the Jax Historic Preservation Commission, Replacing Maiju Stansel, Pursuant to Sec 76.102, Ord Code, for a Partial Term to Exp. 3/4/2022. (Sidman) (Introduced by CP Newby at Req of Mayor)  
9/14/21 CO Introduction: R  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/5/21 R Approve 6-0

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

#### APPOINTMENT

17. [2021-0679](#) RESO Confirm the Mayor's Appt of Paul Thomas, a Duval Co. Resident, to the Public Nuisance Abatement Board, as a Developer, Property Mgr. or Realtor with Extensive Experience with Commercial Property Operations Appointed by the Mayor, Pursuant to Chapt 672, Ord Code, for a 1st Full Term Ending 9/30/24. (Sidman) (Introduced by CP Newby at Req of Mayor)  
9/14/21 CO Introduction: R  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/5/21 R Approve 6-0

#### APPROVE

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

#### APPOINTMENT

18. [2021-0680](#) RESO Confirm the Mayor's Appt of Mansel A. Carter, to the Public Nuisance Abatement Board, as a Developer, Property Manager or Realtor with Extensive Experience with Multi-Family Residential Property Operations Appointed by the Mayor, Pursuant to Chapt 672, Ord Code, for a 1st Full Term ending 9/30/24. (Sidman) (Introduced by CP Newby at Req of Mayor) (Co-Sponsor CM Salem)  
9/14/21 CO Introduction: R  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/5/21 R Approve 6-0

#### APPROVE

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

#### APPOINTMENT



19. [2021-0681](#) RESO Expressing Council's Support for Local Bill J-1, to be considered by the Duval County Legislative Delegation; Modifying the Space & Seating Requirements for Restaurants in the Northside West and Northside East Areas Zone to Prov an Exception to 561.20(1) F.S., for space & seating requirements for Liquor Licenses for Restaurants from 100 seat to 50 seat requirements; Amd Chapt 87-471, Laws of FL, as Amd by Chapt 2011-255, 2016-248 & 2017-213 Laws of FL, to add a Special Zone known as The Kings Ave Commercial Corridor in Jax, FL, to Prov an Exception to 561.20(1) F.S., for Space & Seating Requirements for Liquor Licenses for Restaurants in the Kings Ave Commercial Corridor; Prov for Advertising Requirements for Local Proponents. (Sidman) (Introduced by CM R. Gaffney)  
9/14/21 CO Introduction: NCSPHS, R  
9/20/21 NCSPHS Read 2nd & Rerefer  
9/21/21 R Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: R  
10/4/21 NCSPHS Amend/Approve 7-0  
10/5/21 R Amend/Approve 6-0

#### **AMEND/APPROVE**

**Peggy Sidman, OGC, explained the J-bill process and the content of this bill, which expresses council support for passage of a J-bill that would further reduce the minimum seating capacity from 100 to 50 seats and reduce the square footage requirement from 1,800 to 1,000 square feet in the Northbank portion of the zone. The bill also supports the creation of a new Kings Avenue Commercial Corridor where the seating capacity requirement for licensing would be reduced from 150 to 100 seats.**

**CM Cumber questioned the process by which such things are regulated at the state level rather than by local legislators.**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**NCSPHS AMENDMENT**

**Include language expressing local support for a reduction in the Kings Avenue Commercial Corridor area requirements to 50 seats and 1,000 square feet**

**Expresses support for a J-bill which proposes the following:**

- **Modifies the existing exception within the Northside West & East areas to further reduce the current capacity of 100 seats and 1,800 square feet to 50 seats and 1,000 square feet**
- **Creates a new Kings Avenue Commercial Corridor area and provides for an exception in the State's space and seating requirements for liquor licenses to allow for a reduced capacity of 100 seats and 1,800 square feet within that area**

20. [2021-0704](#) RESO Making Certain Findings & Approp \$ 300,000 from the NW OED Fund/Transfer from Fund Balance for the Purpose of Providing a \$300,000 NW Jax Economic Development Fund Business Infrastructure Grant to Concept Development, Inc. ("Company"), in Connection with the Company's Environmental Remediation of a Brownfield Site & Construction of an Approx 10,640 Retail Facility at 1040 E. 8th Street in NW Jax, FL ("Project"); Auth Loan Forgiveness of the Remaining \$47,500 Balance of that Certain Brownfields Cleanup Revolving Loan Made by the City to Destined for a Change, Inc. in Connection with the Project Parcel; Apv & Auth the Execution of an Economic Development Agreement btwn the City of Jax & the Company to Support the Project; Apv & Auth the Execution of Docs by the Mayor, or his Designee, & Corp Secretary; Auth Approval of Technical Amendmnts by the Exec Director of the OED; Oversight by the OED; Providing a Deadline for the Company to Execute the Agreement; Waiver of the Public Investment Policy Adopted by ORD 2016-382-E, as Amended; Req 2 Reading Passage Pursuant to C.R. 3.305. (B. T. 21-129) (Sawyer) (Introduced by CP Newby at Req of Mayor)  
9/28/21 CO Introduced: F, R  
10/5/21 F Amend/Approve 7-0  
10/5/21 R Amend/Approve 6-0

**AMEND/APPROVE**

**Kurt Wendland, Office of Economic Development, explained the lengthy process it took to find a business to locate at this site. Some committee members indicated that this retailer would not have been their first choice and Mr. Wendland spoke about the benefits from having a business in this location and the environmental clean up associated with the project. He also noted that City funds cover roughly 14% of the overall project costs.**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**AMENDMENT**

1. Correct scrivener's errors
2. Place revised development agreement on file to:
  - a. Revise default language in 8.2(b) to reflect operations cessation instead of sale
  - b. Revise default language in 8.2(c) to include clawback period beginning after disbursement of BIG grant instead of effective date
  - c. Correct RE numbers for project parcel on Exhibit A

**Waives the Public Investment Policy in order to authorize a Business Infrastructure Grant in excess of \$100,000 and aggregate funding in excess of \$250,000 under the BIG Program**

**There are outstanding property taxes on the Project Parcel totaling \$606.28 per the Tax Collector's website. Section 4.2(c) of the development agreement requires that all property taxes on the project parcel must be current prior to disbursement of the BIG Grant.**

21. [2021-0706](#) ORD-MC- TBK as "Eliminating Excess Elections," Relating to the Terms & Elections of City of Jax County Officials & Setting a Public Ref.; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amend.; Changing the Date of Assuming the Offices of the Mayor, Council Members, & the Sheriff, Sup. of Elections, Property Appraiser, & Tax Collector to 1/1 Following Fall Even-Yr. Gubernatorial Elections Commencing 1/1/2031, & Every 4 Yrs. Thereafter; Providing for Transition; Repealing Conflicting Ord. & Requiring the Enactment of New Implemented Ords; Revising the Lengths of the Terms of Office of the City Council Members, Mayor, Sherriff, Sup. of Elections, Property Appraiser, & Tax Collector. Assuming Office on 7/1/2027, to Terms of 7/1/2027 – 12/31/2030; Providing for No Change in Term Limits; Providing for Referendum Appr. of This Ord; Providing for a Financial Impact Stmt. to be Developed & Placed on the Ballot; Directing the Sup. of Elections to Place the Referendum Qn. on the Special Elec. Ballot on 2/22/2022. (Johnston) (Introduced by CM Dennis)  
9/28/21 CO Introduced: NCSPHS, F, R  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21

**READ 2ND & REREFER**

22. [2021-0707](#) ORD-MC- TBK as “Govt. Reduction Bill,” Relating to At-Large Residence Areas Council Members & Setting a Public Referendum; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amended; Eliminating at-Large Residence Areas Council Dist. Commencing 1/1/2031; Providing for Transition; Repealing Conflicting Ords & Requiring the Enactment of New Implementation Ords; Providing for Referendum Apprv. of This Ord; Providing for a Financial Impact Stmtnt. to be Devel. and Placed on the Ballot, Directing the Sup. of Elections to Place the Referendum QN on the Spec. Elec. Ballot on 2/22/2022.  
(Johnston) (CM Dennis)  
9/28/21 CO Introduced: NCSPHS, TEU, F, R, LUZ  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/4/21 TEU Read 2nd & Rerefer  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
10/5/21 LUZ Read 2nd and Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21

**READ 2ND & REREFER**

23. [2021-0715](#) ORD- MC re: the Sheriff’s Powers & Duties; Amending Ch. 37 (Off. of the Sheriff), Pt. 1 (Organization), Sec. 37.101 (Sheriff’s Powers & Duties), Ord. Code, re: the Sheriff’s Auth. To Make & Enter into Certain Types of Agrmts; Providing for Codification Instructions. (Staffopoulos) (Introduced by CP Newby by Req. of Sheriff)  
9/28/21 CO Introduced: NCSPHS, R  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21

**READ 2ND & REREFER**

24. [2021-0717](#) ORD- Approp. \$125,000.00 From the Trial Ridge Landfill Mitigation Fund (\$25,000 to Normandy Athletic Assoc., \$25,000 to Marietta Bullsbay Athletic Assoc. Inc., \$25,000 to Argyle Athletic Assoc., \$25,000 to Whitehouse Civic Assoc., & \$25,000 to Argyle Forest Youth Sports Assoc.) to Provide Funding to be used for the Purchase of New Equip. & Uniforms for Sports Programming or Repair & Reno. Of Existing Equip.; Providing for Oversight by the Parks, Rec & Community Serv. Dept. & Dist. of Funds Upon Invoices/Complying with Bidding Provisions of Ch. 126, Ord. Code/Reverter of Any Unspent Funds; Invoking the Exception of (126.107 (G) (Exemptions), Ch. 126 (Procurement Code), Ord. Code, to Direct Contract with Athletic Assoc. (Johnston) (Introduced by CM White)  
9/28/21 CO Introduced: F, R  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21

**READ 2ND & REREFER**

25. [2021-0720](#) ORD- Approp. \$100,000.00 in Fund Bal. From the Environmental Protection Fund (the "Fund") to the Environmental Protection Fund Operating Acct. to Provide Funding for Edu. Outreach Activities, AWA Travel, Training, Supplies, Subscriptions, Dues & Memshp. Fees for Environmental Protection Board (the "Board") Mems & Staff, Purpose of Approp.; Providing for a Carryover of Funds Through 9/30/2024; Providing for Waiver of Sec. 111.755 (Environment Protection Fund), Pt 7 (Environment & Conservation), Ch. 111 (Special Revenue & Trust Accts.), Ord. Code, to Auth. the Board to Utilize Funds from the Fund for Travel, Training, Supplies, Subscriptions, Dues & Memshp. Fees for Board Mems. & Staff; Providing for Waiver of Sec. 360.602 (Uses of Fund), Pt. 6 (Environmental Protection Fund), Ch. 360 (Envi. Reg.), Ord. Code, To Auth. the Board to Utilize Funds from the Fund for Travel, Training, Supplies, Subscriptions, Dues & Memshp. Fees for Board Mem. & Staff; Req. Annual Rpts. (B.T. 21-119) (Staffopoulos) (Introduced by CP Newby by Req. of Mayor)  
9/28/21 CO Introduced: TEU, F, R  
10/4/21 TEU Read 2nd & Rerefer  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21

**READ 2ND & REREFER**

26. [2021-0721](#) RESO- Mourning the Tragic Death of Michael “Prince” Walton, Jr. (Clements) (Introduced by: CM Pittman)(Co-Sponsor CMs Morgan, Bowman, Priestly Jackson)  
9/28/21 CO Introduced: R  
10/5/21 R Approve 6-0

**APPROVE**

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

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

27. [2021-0722](#) RESO- Honoring & Commending Bill Warner for his Countless Business, Military & Charitable Contributions to Jax & N.E. FL. (Clements) (Introduced by CM Boylan, Bowman & Carlucci)(Co-Sponsor CMs Salem, Becton, Morgan, Newby, Priestly Jackson)  
9/28/21 CO Introduced: R  
10/5/21 R Approve 6-0

**APPROVE**

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

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**Scrivener's**

1. Pg. 1, line 17: strike “Warner’s” and insert “Warner”
2. Pg. 1, line 25: insert “; and” after “(2016)”
3. Pg. 2, line 10: strike duplicate “in”
4. Pg. 2, line 19: strike “the” after “and”

28. [2021-0723](#) RESO- Recognizing the Mo. of Nov. as Family Court Awareness Mo. (Hampsey) (Introduced by CM Becton)(Co-Sponsor CM Morgan)  
9/28/21 CO Introduced: R  
10/5/21 R Approve 6-0

**APPROVE**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

**Scrivener's**

1. Pg. 1, line 16: strike “Swinthin’s” and insert “Swithin’s”
2. Pg. 1, line 29: strike “Us” and insert “US”

29. [2021-0724](#) RESO- Declaring Oct. as Breast Cancer Action Mo. in Jax & Encouraging all Citizens to Support Efforts to Raise Awareness Of & Expand Access to Breast Cancer Screening & Treatments. (Clements) (Introduced by CM Carlucci)(Co-Sponsor CMs Salem,Becton,Morgan,Diamond, Bowman, Newby, Dennis, Priestly Jackson & Cumber)  
9/28/21 CO Introduced: R  
10/5/21 R Approve 6-0

**APPROVE**

**CMs Cumber, Diamond, Bowman, Dennis, Priestly Jackson and Newby asked to be added as co-sponsors.**

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

30. [2021-0725](#) RESO Honoring and Congratulating the Jax Transportation Auth. on the Occasion of its 50th Anniv. (Clements) (Introduced by CM Morgan) (Co-Sponsor CMs Salem,Bowman, Newby, Diamond, Priestly Jackson & Dennis)  
9/28/21 CO Introduced: R  
10/5/21 R Approve 6-0

**APPROVE**

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

**Aye:** 6 - Priestly Jackson, Bowman, Cumber, Dennis, Diamond and Newby

**Excused:** 1 - DeFoor

31. [2021-0726](#) RESO- Confirm the Mayor's Reappt. of Harriet T. Brock, a Duval Co. Res., to the Jax Housing Auth. as a Resident Rep., Pursuant to Ch. 51A, ORD Code, for a 2nd Full Term to Exp. 9/16/2025. (Sidman) (Introduced by CP Newby at Req of Mayor)  
9/28/21 CO Introduced: R  
10/5/21 R Read 2nd & Rerefer

**READ 2ND & REREFER**

32. [2021-0727](#) RESO- Providing Notice to the FL Fish & Wildlife Conserv. Comm. that the Jax City Council Intends to File & Take Action on Legs. Creating Anchoring Limitation Areas on Certain Areas of the Waters of Duval Co.; Directing the Legs. Serv. Div. to Fwd. a Copy of This Reso. to the FL Fish & Wildlife Comm. (Grandin) (Introduced by CM DeFoor)  
9/28/21 CO Introduced: NCSPHS, R, JWC  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer

**READ 2ND & REREFER**

33. [2021-0728](#) RESO- Confirm the Mayor's Appt. of M.C. "Ceree" Harden, III to the JAX Port Auth., Pursuant to Art. 5 (Jax Port Auth.), Chart. of the City of Jax, Replacing John Allen Newman, for a Part. Term Exp. 9/30/2023. (Sidman) (Introduced at Req of Mayor) (Co-Sponsor CM Salem)  
9/28/21 CO Introduced: R  
10/5/21 R Read 2nd & Rerefer

**READ 2ND & REREFER**



**Council Auditor's Office  
2021-704**

**One or Two Read Resolution - Two**

**Date provided to Council Auditor - 9/22/21**

**Company Name - Concept Development, Inc.**

**Project Location - 1040 East 8th Street, Jacksonville, FL 32206**

**Incentives Provided - \$300,000 Business Infrastructure Grant (BIG) from the Northwest Jacksonville Economic Development Fund (NWJEDF)**

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

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

**Performance Schedule -**

- **Commencement of Improvements no later than March 1, 2022**
- **Completion of Improvements no later than December 31, 2023**

**Capital Investment - \$2,119,864**

**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 disbursements of the BIG grant**
- **If the Company ceases to operate a retail store during the first five years after disbursement of the BIG grant, the Company must repay the BIG grant on a sliding scale**
- **If the Company or any lessee or assignee of the Company uses the Project Parcel for any ineligible business activities during the first five years after the effective date, the Company shall repay the full amount of the BIG grant paid to the Company**
- **If the Company fails to invest at least \$1,500,000 in private funding by December 31, 2023, the BIG grant will terminate and the Company will repay the entire amount of the BIG grant that was previously paid to the Company**

**ROI - 0.73 over 10 years or 1.62 over 20 years**

**Waives the Public Investment Policy in order to authorize a Business Infrastructure Grant in excess of \$100,000 and aggregate funding in excess of \$250,000 under the BIG Program**

**NOTE: The next regular meeting will be held Tuesday, October 19th, 2021.**

**\*\*\*\*\*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.

Public Comment:

**Carnell Oliver spoke about the questionable optics associated with council members who work for nonprofit organizations that receive funding from the City.**

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 10.7.21 5:00 pm