

Introduced by the Council President at the request of the Mayor and
Co-Sponsored by Council Members Clark-Murray and Johnson and amended
by the Neighborhoods, Community Services, Public Health and Safety
Committee:

ORDINANCE 2025-142-E

AN ORDINANCE APPROPRIATING \$4,000,000.00
INCLUDING A REALLOCATION OF \$2,000,000.00 IN
EMERGENCY RENTAL ASSISTANCE PROGRAM (ROUND TWO)
GRANT FUNDS TO THE MADISON PALMS DEVELOPMENT
LOAN - LOANS ACCOUNT TO ENSURE THE EXPENDITURE
OF FUNDS PRIOR TO THE FUNDING DEADLINE, AND A
REALLOCATION OF \$2,000,000.00 IN FUNDS FROM THE
GENERAL FUND OPERATING RESERVES TO THE I.M.
SULZBACHER CENTER FOR THE HOMELESS, INC., AS
INITIATED BY REVISED B.T. 25-048; PROVIDING FOR
CARRYOVER OF FUNDS FOR THE SULZBACHER ENTERPRISE
VILLAGE PROJECT TO SEPTEMBER 30, 2026;
AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE
CORPORATION SECRETARY TO EXECUTE AND DELIVER
AGREEMENTS OR AMENDMENTS TO AGREEMENTS BETWEEN
THE CITY OF JACKSONVILLE AND MADISON PALMS, LTD.
AND BETWEEN THE CITY OF JACKSONVILLE AND I.M.
SULZBACHER CENTER FOR THE HOMELESS, INC., AS
NECESSARY TO EFFECTUATE THE INTENT OF THIS
ORDINANCE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Jacksonville Ordinance 2024-426-E
appropriated Emergency Rental Assistance Program (Round Two) funds
in the amount of \$2,000,000.00 (the "ERA2 Funds") to the I.M.

1 Sulzbacher Center for the Homeless, Inc. ("Sulzbacher") for the
2 Sulzbacher Enterprise Village project. These funds have a grant
3 disbursement deadline of September 30, 2025. Sulzbacher notified the
4 Housing and Community Development Division ("HCDD") of its inability
5 to meet the set grant deadline due to construction delays; and

6 **WHEREAS**, City of Jacksonville Ordinance 2024-796-E
7 appropriated \$5,000,000.00 from the General Fund Operating Reserves
8 to the Madison Palms Development Loan - Loans account to fund a
9 development loan to Madison Palms, Ltd, as assigned from the Vestcor
10 Companies, Inc. for the affordable housing development project at
11 8300 Merrill Road; and

12 **WHEREAS**, to expend the ERA2 Funds by the grant deadline, the
13 HCDD has worked with the Office of Economic Development to reallocate
14 the \$2,000,000.00 in ERA2 Funds to the Madison Palms Development Loan
15 - Loans account for the affordable housing development project at
16 8300 Merrill Road, and to reallocate \$2,000,000.00 from the General
17 Fund Operating Reserves to Sulzbacher for the Sulzbacher Enterprise
18 Village project, as further described in the project summary, which
19 is subsequently modified from the summary previously approved by
20 Ordinance 2024-426-E, and is attached hereto as **Exhibit 2** and
21 incorporated herein by this reference; now therefore

22 **BE IT ORDAINED** by the Council of the City of Jacksonville:

23 **Section 1. Appropriation.** For the 2024-2025 fiscal year,
24 within the City's budget, there are hereby appropriated the indicated
25 sum(s) from the account(s) listed in subsection (a) to the account(s)
26 listed in subsection (b):

27 (Revised B.T. 25-048 attached hereto as **Revised Exhibit 1**, labeled
28 as "Revised Exhibit 1, Rev B.T. 25-048, March 17, 2025 - NCSPHS" and
29 incorporated herein by this reference)

30 (a) Appropriated from:

31 See Revised B.T. 25-048 \$4,000,000.00

(b) Appropriated to:

See Revised B.T. 25-048 \$4,000,000.00

(c) Explanation of Appropriation:

The funding above is an appropriation of Emergency Rental Assistance Program (Round Two) grant funds in the amount of \$2,000,000.00 to the Madison Palms Development Loan - Loans account to provide funding for a Development Loan to Madison Palms, Ltd., as assigned by Vestcor Companies, Inc., for the affordable housing development project at 8300 Merrill Road and an appropriation of \$2,000,000.00 from the General Fund Operating Reserves to Sulzbacher for the Sulzbacher Enterprise Village project.

Section 2. Purpose. The purpose of the appropriation in Section 1 is to reallocate the ERA2 Funds previously appropriated for the Sulzbacher Enterprise Village project to the Development Loan for the Madison Palms affordable housing project to ensure the expenditure of the ERA2 Funds before the grant funding deadline of September 30, 2025 and to reallocate funding from the General Fund Operating Reserves previously allocated to the Development Loan for the Madison Palms affordable housing project to the Sulzbacher Enterprise Village project.

Section 3. Carryover. The funds appropriated herein to the Sulzbacher Enterprise Village project shall not lapse but shall carryover to September 30, 2026.

Section 4. Authorization to Execute. The Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of the City, agreements or amendments to agreements, as necessary between the City and Madison Palms, Ltd. and between the City and I.M. Sulzbacher Center for the Homeless, Inc., as originally authorized by and in accordance with Ordinance 2024-491-E and 2024-426-E, respectively, as necessary to

1 effectuate the intent of this Ordinance.

2 The agreements and amendments to agreements may include such
3 additions, deletions and changes as may be reasonable, necessary and
4 incidental for carrying out the purposes thereof, as may be acceptable
5 to the Mayor, or her designee, with such inclusion and acceptance
6 being evidenced by execution of the agreements or amendments to
7 agreements by the Mayor or her designee. No modification to the
8 agreements or amendments to agreements may increase the financial
9 obligations or liability of the City and any such modification shall
10 be technical only and shall be subject to appropriate legal review
11 and approval of the General Counsel, or his designee, and all other
12 appropriate action required by law. "Technical" is herein defined as
13 including, but not limited to, changes in legal descriptions and
14 surveys, descriptions of infrastructure improvements and/or any road
15 project, ingress and egress, easements and rights-of-way, performance
16 schedules (provided that no performance schedule may be extended for
17 more than 12 months without Council approval), design standards,
18 access and site plan, which have no financial impact.

19 **Section 5. Effective Date.** This Ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

22
23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Ashley Smith

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