

The Finance Committee offers the following Substitute to File No. 2025-781:

Introduced by Council Member Arias:

ORDINANCE 2025-781

AN ORDINANCE MAKING CERTAIN FINDINGS AND APPROPRIATING \$15,000,000, INCLUDING \$12,000,000 FROM THE GENERAL FUND OPERATING - SPECIAL COUNCIL RESERVE CONTINGENCY ACCOUNT AND \$3,000,000 FROM THE TOURIST DEVELOPMENT COUNCIL FUND BALANCE TO SUBSIDIES AND CONTRIBUTIONS TO PRIVATE ORG ACCOUNTS (\$4,000,000) AND SUBSIDIES AND CONTRIBUTIONS TO OTHER GOVT ACCOUNTS (\$11,000,000), TO PROVIDE CITY FUNDING FOR VARIOUS PROGRAMS AND CAPITAL PROJECTS AS FOLLOWS: (1) \$1,000,000 TO NORTHEAST FLORIDA BUILDERS ASSOCIATION, INC. ("NEFBA") FOR THE NEFBA WORKFORCE DEVELOPMENT CENTER, (2) \$2,675,000 TO EDWARD WATERS UNIVERSITY, INC. ("EWU") FOR THE LIVING, LEARNING, COMMUNITY CENTER, (3) \$325,000 TO WORKFORCE INDUSTRIAL TRAINING, LLC ("WIT") FOR THE OPERATION BOOST INITIATIVE, (4) \$6,000,000 TO THE UNIVERSITY OF NORTH FLORIDA ("UNF") FOR CAPITAL REPAIRS AND UPGRADES TO HODGES STADIUM AND CONSTRUCTION OF ADDITIONAL GRASS PRACTICE FIELDS AT THE FACILITY, AND (5) \$5,000,000 TO FLORIDA STATE COLLEGE AT JACKSONVILLE ("FSCJ") FOR PURCHASE OF A BUILDING AT CECIL COMMERCE CENTER TO HOUSE THE

FSCJ TRAINING INSTITUTE; PROVIDING FOR CARRYOVER OF FUNDS APPROPRIATED HEREIN TO EWU TO FISCAL YEAR 2027-2028 AND PROVIDING FOR CARRYOVER OF FUNDS APPROPRIATED HEREIN TO UNF TO FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION SECRETARY TO EXECUTE AND DELIVER AGREEMENTS BETWEEN THE CITY OF JACKSONVILLE AND NEFBA, EWU, WIT, UNF, AND FSCJ FOR THE RESPECTIVE PROGRAM OR PROJECT TO BE UNDERTAKEN BY EACH ENTITY AS MORE PARTICULARLY DESCRIBED HEREIN; WAIVING SECTION 118.107 (NONPROFITS TO RECEIVE FUNDING THROUGH A COMPETITIVE EVALUATED AWARD PROCESS; WAIVER AND DISCLOSURES), PART 1 (GENERAL PROVISIONS), CHAPTER 118 (CITY GRANTS), *ORDINANCE CODE*, TO ALLOW FOR DIRECT CONTRACTS WITH NORTHEAST FLORIDA BUILDERS ASSOCIATION AND EDWARD WATERS UNIVERSITY; PROVIDING FOR OVERSIGHT OF THE AGREEMENT BETWEEN THE CITY AND WIT BY THE GRANTS AND CONTRACT COMPLIANCE DIVISION OF THE FINANCE DEPARTMENT AND PROVIDING FOR OVERSIGHT OF THE AGREEMENTS BETWEEN THE CITY AND NEFBA, EWU, UNF AND FSCJ BY THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Findings. It is hereby ascertained, determined, found and declared that the authorizations provided by this Ordinance are for public uses and purposes for which the City may use its powers as a county, municipality and as a political subdivision of the State of Florida to expend public funds, and the necessity in the public

1 interest for the provisions herein enacted is hereby declared as a
2 matter of legislative determination.

3 **Section 2. Appropriation.** For the 2025-2026 fiscal year,
4 within the City's budget, there is hereby appropriated the indicated
5 sum(s) from the account(s) listed in subsection (a) to the account(s)
6 listed in subsection (b):

7 (The account information is attached hereto as **Second Revised Exhibit**
8 **1** and incorporated herein by this reference)

9 (a) Appropriated from:

10 See **Second Revised Exhibit 1** \$15,000,000

11 (b) Appropriated to:

12 See **Second Revised Exhibit 1** \$15,000,000

13 (c) Explanation of Appropriation:

14 The funding above represents an appropriation of
15 \$15,000,000 (including \$12,000,000 from the General Fund
16 Operating - Special Council Reserve Contingency account
17 and \$3,000,000 from the Tourist Development Council fund
18 balance) to Subsidies and Contributions to Private Org
19 accounts (\$4,000,000) and Subsidies and Contributions to
20 Other Govt accounts (\$11,000,000) to provide City funding
21 for various programs and capital projects more particularly
22 described herein as follows: (1) \$1,000,000 to Northeast
23 Florida Builders Association, Inc. ("NEFBA") for design,
24 permitting and construction of the NEFBA Workforce
25 Development Center, (2) \$2,675,000 to Edward Waters
26 University, Inc. ("EWU") for planning, design and
27 permitting of a "Living, Learning, Community Center," (3)
28 \$325,000 to Workforce Industrial Training, LLC ("WIT") for
29 the Operation Boost Initiative, (4) \$6,000,000 to the
30 University of North Florida for capital repairs and
31 upgrades to Hodges Stadium and construction of additional

1 grass practice fields at the facility, and (5) \$5,000,000
2 to Florida State College at Jacksonville ("FSCJ") for the
3 purchase of a building at Cecil Commerce Center to house
4 the FSCJ Training Institute.

5 **Section 3. Purpose.** The purpose of the appropriation in
6 Section 2 is to pay for various capital projects and programs as
7 outlined above. More specifically, NEFBA will use the City funds to
8 design, permit and construct a workforce development center that will
9 serve as a centralized hub for classroom and lab instruction,
10 outreach, and community engagement. The center will offer daytime
11 and evening training classes using modern technology and instruction
12 methods for residents of Duval County to learn various skilled trades
13 as described in **Revised Exhibit 2**, attached hereto and incorporated
14 herein by this reference. EWU will use the City funds for planning,
15 design and permitting of a Living, Learning, Community Center which
16 will house residential facilities for EWU students and visitors to
17 the campus as described in **Revised Exhibit 3**, attached hereto and
18 incorporated herein by this reference. This facility will also
19 operate as a venue and multi-purpose space to host conferences and
20 events for both the University and the community (public). WIT will
21 use the City funds to support its Operation Boost Initiative which
22 offers year-round, cost-free training for residents of Duval County
23 who face barriers to employment and recidivism as described in **Revised**
24 **Exhibit 4**, attached hereto and incorporated herein by this reference.
25 The City contribution will allow WIT to offer this training for 100
26 students to earn nationally recognized certifications and credentials
27 in various skilled trades including, but not limited to, construction
28 site safety, carpentry, electrical, flooring, forklift operations and
29 warehouse operations. The City funds appropriated herein to UNF will
30 be used for capital repairs and upgrades to Hodges Stadium and to
31 construct additional grass practice fields at the Hodges Stadium

1 facility as described in **Revised Exhibit 5**, attached hereto and
2 incorporated herein by this reference. The upgrades to Hodges Stadium
3 and its surrounding facilities will allow UNF to market the facility
4 as a premier venue to host various regional and national conferences
5 and sporting events. In exchange for City funding, UNF has agreed
6 to allow the City use of Hodges Stadium and its surrounding facilities
7 for mutually agreed community events as scheduling permits and will
8 waive any associated rental fees. Finally, FSCJ will use the City
9 funds to purchase a building at Cecil Commerce Center to house a
10 training institute that will offer workforce training and programs
11 for skilled construction and logistics trades or advanced
12 manufacturing as described in **Revised Exhibit 6**, attached hereto and
13 incorporated herein by this reference.

14 **Section 4. Carryover.** The funds appropriated herein to EWU
15 shall not lapse but shall carryover to Fiscal Year 2027-2028 and the
16 funds appropriated herein to UNF shall not lapse but shall carryover
17 to Fiscal Year 2026-2027.

18 **Section 5. Approval and Authorization to Execute**
19 **Agreements.** The Mayor, or her designee, and the Corporation Secretary
20 are hereby authorized to execute and deliver, for and on behalf of
21 the City, agreements providing terms and conditions relative to
22 expenditure of City funds on the projects and programs described
23 above, as follows: (1) a funding agreement with Northeast Florida
24 Builders Association, Inc., for a term commencing on October 1, 2025
25 through September 30, 2026 and in an amount not-to-exceed \$1,000,000,
26 for the NEFBA Workforce Development Center as described in **Revised**
27 **Exhibit 2**, (2) a funding agreement with Edward Waters University,
28 Inc., for a term commencing on October 1, 2025 through September 30,
29 2028 and in an amount not-to-exceed \$2,675,000, for the Living,
30 Learning, Community Center as described in **Revised Exhibit 3**, (3) a
31 grant agreement with Workforce Industrial Training, LLC, for a term

commencing on October 1, 2025 through September 30, 2026 and in an amount not-to-exceed \$325,000, for the Operation Boost Initiative as described in **Revised Exhibit 4**, (4) a funding agreement with the University of North Florida, for a term commencing on October 1, 2025 through September 30, 2027 and in an amount not-to-exceed \$6,000,000, as described in **Revised Exhibit 5**, and (5) a grant agreement with Florida State College at Jacksonville, for a term commencing on October 1, 2025 through September 30, 2026 and in an amount not-to-exceed \$5,000,000, as described in **Revised Exhibit 6**, and all other contracts, memorandums of understanding and documents, including extensions, renewals or amendments thereto, and to otherwise take all action necessary to effectuate the intent of this Ordinance, subject to appropriate legal review and approval by the Office of General Counsel and the City's Risk Management Division for appropriate insurance and indemnification requirements in accordance with Section 128.601, *Ordinance Code*.

Section 6. Waiving Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process; waiver and disclosures), Part 1 (General Provisions), Chapter 118 (City Grants), Ordinance Code. The provisions of Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process; waiver and disclosures), Part 1 (General Provisions), Chapter 118 (City Grants), *Ordinance Code*, are hereby waived to allow for a direct contract between the City of Jacksonville and NEFBA and a direct contract between the City of Jacksonville and EWU as described herein. The City finds that this waiver as applied to NEFBA is justified as the City funds will be used to support a workforce development center to provide vital training in various trades to residents of Duval County. The City further finds that this waiver as applied to EWU is justified as the City funds will be used to support development of a center that will house residential facilities for students and

visitors to the EWU campus and will operate as a venue and multi-purpose space for institutional and external (community) conferences and events, with opportunities for health, wellness, and senior/youth engagement programs to be offered from the facility. In addition, EWU intends that the facility would also be used as an emergency shelter in the New Town community should the need arise. NEFBA and EWU have provided an Affidavit of Disclosure as required by subsection 118.107(b)(2), *Ordinance Code*, attached hereto as **Exhibit 7** and **Exhibit 8**, respectively, to accompany this waiver.

Section 7. Oversight. The Grants and Contract Compliance Division of the Finance Department shall have oversight of the grant agreement between the City and WIT. The Public Works Department shall have oversight of the agreements between the City and NEFBA, EWU, UNF and FSCJ.

Section 8. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation prepared by: Mary E. Staffopoulos

GC-#1722097-v1-2025-781_Finance_Sub.docx