

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Wednesday, January 4, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

*Aaron Bowman, Chair
Randy White, Vice Chair
Matt Carlucci
Kevin Carrico
Joyce Morgan
Ju'Coby Pittman
Ron Salem*

*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 of Research
Office of General Counsel: Mary Staffopoulos, Deputy
Administration: Rachel Zimmer*

Meeting Convened: 9:33 A.M. Meeting Adjourned: 11:24 A.M.

Present: 7 - Chair Aaron Bowman, Vice Chair Randy White, Council Member Matt Carlucci, Council Member Kevin Carrico, Council Member Joyce Morgan, Council Member Ju'Coby Pittman and Council Member Ron Salem

Attendance

Council President Terrance Freeman (2022-886); Kim Taylor and Philip Peterson – Council Auditor’s Office; Mary Staffopoulos, John Sawyer, Carla Lopera – General Counsel’s Office; Jeff Clements – Council Research Division; Merriane Lahmeur, Barbara Hobson – Legislative Services Division; Brian Hughes, Charles Moreland, Rachel Zimmer, Ryan Murphy – Mayor’s Office; Paul Barrett – Administration and Finance Department; Steve Cassada and Rhonda Patrick - Public Information Division; Lori Boyer - DIA

Chairman Bowman convened the meeting and the attendees introduced themselves for the record. Mr. Bowman reviewed the agenda items. 2022-886 will be taken up first to accommodate the Council President, followed by 2022-906. 2022-871 is still in negotiation over several potential amendments and will be taken up later in the meeting when those discussions are completed.

Council Auditor Report

Council Auditor Kim Taylor presented the results of 4 reports:

Report #863: Independent Agency Quarterly Summary for the Twelve Months Ended September 30, 2022: The Finance and Administration Department still has not produced a quarterly report on the City's budget as the department was working on the single audit report for federal and state grants that was due by December 31st. The department will resume releasing a quarterly report on the City budget for the first quarter of FY22-23.

JEA exceeded its budgetary authority on the electric side by \$223 million due to increased expenditures and revenues for fuel costs for which will require a budget amendment.

JTA exceeded its budget authority by a net of \$7 million due largely to receipt of American Rescue Plan Act funds and receipt of sales tax proceeds above the budgeted amount, which will require a budget amendment.

JPA rshowed a \$5.2 million surplus, largely attributed to \$4 million in American Rescue Plan funds and favorable revenues from break-bulk and cruise ship operations.

JAA had a year-end surplus of \$48.5 million due to strong revenue growth in parking, car rental, and passenger fee revenues, as well as federal COVID funding.

#787B: Follow-up on Compensation and Benefits Audit: 16 items were identified in the original audit, of which 1 remains unresolved as of this second follow-up. The issue involves health insurance premiums not being collected from retirees who chose to stay on the City's insurance plan but were not on the defined benefit pension plan and therefore did not get a check from which the premium could be withheld. This will become more common as more employees are covered by the defined contribution retirement plan so this situation needs to be rectified.

#793B: Follow-up on Nonresidential Solid Waste Franchise Fees Audit: 14 issues were identified by the original audit in 2017, and all but 2 have been resolved as of this second follow-up. The issues involve understated franchise fees remitted to the City and deficiencies with insurance, bonds and annual reports. The City has determined that it can't pursue a \$300,000 underpayment by one hauler due to the statute of limitations for a claim having expired. The underpayment of the fee relates to a hauler company being acquired by another company and not disclosing payment liability to the City to the purchaser during the transaction. The other issue involved expired insurance documents and missing or incomplete bond documents. The audit and follow-up recommend that the Public Works Department needs to do better reviews as documents are submitted and double-check payment calculations.

Chairman Bowman asked committee attorney Mary Staffopoulos to look at statute of limitations issue and see if there's anything that could be done locally to change that. CM Salem asked who should have noticed the \$300,000 underpayment when one hauler purchased the other hauler and prevented it. Ms. Taylor said it was part of the sales transaction between two private companies and the City had no part in that review; the City just collects the 17% franchise fee on a hauler's revenues. She also mentioned that is one of the reasons they will be following up again on the review of the revenue to be remitted to the City as they still noted some issues and want to prevent this type of issue in the future. Steve Long, Director of Public Works, said the Solid Waste Division is changing processes and enhancing oversight

of solid waste franchise fees and documentation. CM Carlucci said that certificates of insurance are vitally important and need to be submitted to the City each time they are renewed. He asked for further information on the wording of the certificates and what is required.

#832A: Follow-up on Real Estate Audit: 16 issues were identified in the original audit in 2015 and 7 remain as of this follow-up, several of which are attributed by the department to staffing issues. The follow-up found that the division is not keeping up with whether the City property list is up to date and that all properties are still needed by the divisions to which they are assigned. The list of surplus properties available for sale is not being regularly updated and there are issues with the capital assets inventory database, which needs to be reconciled with the Property Appraiser's database and the Accounting Division's records.

Item/File No.	Title History
1. 2022-0416	<p>ORD Reapprop \$94,875,967.35 from CIPs that have been Certified Complete by the Director of Public Works & Closed, Their Residual Balances Returned to the Source or Sources of Origin, & Placed in a Contingency Account, Transferring \$38,920,804.62 btwn Expense Accounts Among Various Projs within the Better Jax Plan Fund to Complete Outstanding Projs as Described in the Work Plan, & Auth Borrowing from the City's Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative, Not-To-Exceed Amt of \$85,063,552.37 & Approp Thereof to Prov Funds for Capital Improvements; Amend 2021-504-E, the FY 2021 Budget Ord, to Replace 4th Revised Scheduled B4, the FY 2021-2022 Debt Management Fund Detail, & Revised Scheduled B4b, the FY 2021-2022 Capital Improvements Projs Funded Via Borrowing, to Auth the Borrowing &/or the Issuance of Fixed-Rate Debt for the Projs as set Forth in the Better Jax Work Plan; Amend the 2022-2026 5-Yr Capital Improvement Prog Apv'd by Ord 2021-505-E; Prov for City Oversight by the Dept of Public Works (Sawyer) (Introduced by CP at Req of Mayor)</p> <p>5/24/22 CO Introduced: F, TEU 6/6/22 TEU Read 2nd & Rerefer 6/7/22 F Read 2nd & Rerefer 6/14/22 CO PH Read 2nd & Rerefer: TEU, F Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22</p>

Chairman Bowman asked when action on this can be expected. Deputy CAO Charles Moreland said he will inquire and report back to the Chair by this afternoon.

DEFER

2. [2022-0575](#) ORD Approp \$279,973.00 in Fund Bal Derived from Investment Pool Earnings (\$102,241.23 from FY 19-20 & \$177,731.81 from FY 20-21) Within the Northbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-094) (Staffopoulos) (Introduced by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

3. [2022-0576](#) ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

4. [2022-0794](#) ORD Approp \$1,000,000.00 from Fund Bal from the Gen Fund/Gen Svcs Dist to City Council Staff Svcs - Other Costs - Legislative Professional Svcs Within the City Council's Budget for the Possible Future Procurement of Special Legislative Counsel for the City Council on the Issues of Redistricting Litigation & Legislative Redistricting Process; Providing for a Carryover of Funds into FY 23-24 (Johnston) (Introduced by CM Priestly Jackson)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

5. [2022-0797](#) ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redevelopment Agreement between the COJ & Springfield Lofts, LLC; & (2) Loan Documents & Related Documents as Described in the Agreement, to Support the Redevelopment by Developer on a 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Authorize a Redevelopment Completion Grant in the Amount of \$1,500,000 to the Developer Upon Substantial Completion of the Project, to be Appropriated by Subsequent Legislation; Authorize a Development Loan in the Amount of \$1,500,000 With a Term of 20 Years in Connection With the Project, to be Appropriated by Subsequent Legislation; Designate the OED as Contract Monitor for the Agreement & Related Agreements; Providing for City Oversight of the Project by Public Works & the OED; Authorize the Execution of All Documents Relating to the Above Agreements & Transactions; & Authorize Technical Changes to the Documents; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Authorize a Redevelopment Completion Grant & a Development Loan That are Not Currently Authorized by the Public Investment Policy (Sawyer) (Introduced by CP at Request of Mayor)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

6. [2022-0840](#) ORD-MC Approve \$261,904 from the Opioid Settlement Special Revenue Fund to Pay for Personnel Costs & Equipment for the Manager of Opioid Abatement & Program Coordinator – Opioid Abatement Positions Authorized Herein; Approve Positions; Creating a New Section 111.265 (Opioid Settlement Special Revenue Fund), Part 2 (Health and Human Services), Chapter 111 (Special Revenue & Trust Accounts), Ordinance Code, to Establish a Permanent Special Revenue Fund into which will be Deposited all Opioid Settlement Proceeds Received Pursuant to the Florida Memorandum of Understanding Authorized by Ord 2021-659-E; Provide for Codification Instructions; Approve & Authorize the Mayor, or His Designee, & the Corporation Secretary to Execute & Deliver, For & On Behalf of the City, the Interlocal Agreement between the City of Jax, the City of Atlantic Beach, the City of Jax Beach, the City of Neptune Beach, & the Town of Baldwin for Distribution of Opioid Litigation Settlement Proceeds; Providing Oversight by JFRD (B. T. 23-022) (R. C. 23-039) (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Clark-Murray)
11/9/22 CO Introduced: NCSPHS, F
11/14/22 NCSPHS Read 2nd & Rerefer
11/15/22 F Read 2nd & Rerefer
11/22/22 CO PH Read 2nd & Rerefer
12/5/22 NCSPHS Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

DEFER

7. [2022-0841](#) ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Axis 404 Julia, LLC or Its Affiliate (Developer), to Support the Renovation & Rehab by Developer of the Bldg Located at 404 N. Julia St, to Provide 32 Units of Multifamily Housing & a Projected 5,769 Sq Ft of Gross Commercial/Retail Space including 3,240 Sq Ft of Leasable Space, & the Construction of a 103-Unit Multifamily Dev & 450 Structure Parking Spaces on an Adjacent Parcel of Land; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute a Restrictive Covenants & Parking Rights Agrmt that Authorizes the Exclusive Use by the City of 90 Parking Spaces in the Parking Garage (Collectively, the “Project”); Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$5,814,697, to the Developer in Connection With the Redevelopment of the Proj, to be Approp by Subsequent Legislation; Auth a 50%, 15-Yr Rev Grant in the Max Amt Not to Exceed \$2,670,000 in Connection With the Construction of the Payable thru the Downtown Northbank Community Redev Area Trust Fund; Auth a \$1,800,000 Parking Garage Grant to Developer Payable by the City Upon Completion of the New Construction Portion of the Proj; Auth Payments for a Pro Rata Share of the Parking Garage Maint Costs in an Amt Not to Exceed \$54,000 Annually; Desig the DIA as Contract Monitor for the Agrmt; Prov for Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Parking Garage Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of DIA)
 11/9/22 CO Introduced: NCSPHS, R, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/14/22 R Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

DEFER

8. [2022-0866](#) ORD Approp \$750,000 from the Drainage System Rehab – DSR General Capital Projects Proj to the Silver St Drainage Improvements Proj to Pay for Removal & Replacement of the Existing Storm Drainpipe & Inlet System on Silver St Beginning Near 7th St & Ending at the Outlet of Hogan’s Creek in Klutho Park; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Approp of Funds from the Drainage System Rehab – DSR General Capital Projects Proj to the Silver St Drainage Improvements Proj (B.T. 23-020) (Staffopoulos) (Introduced by CP at Req of Mayor)
11/22/22 CO Introduced: F, TEU
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
12/13/22 CO PH Read 2nd & Rerefer
1/4/23 F Amend/Approve 7-0
1/4/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

AMENDMENT

Attach Revised Exhibit 2 (CIP) to correct prior years appropriations

• \$1.5 million has previously been appropriated for the Silver Street Drainage Improvements

9. [2022-0868](#) ORD Approp a \$74,600.00 Grant from the U. S. EPA, Funded Through the American Rescue Plan Act of 2021, to Procure Equipment for Air Quality Monitoring for Particulate Matter In & Near Communities with Environmental Justice Concerns; Prov for Oversight by the Neighborhoods Dept, Environmental Quality Div (B. T. 23-019) (Staffopoulos) (Introduced at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Gaffney, Jr.)
11/22/22 CO Introduced: NCSPHS, F, TEU
12/5/22 NCSPHS Read 2nd & Rerefer
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
12/13/22 CO PH Read 2nd & Rerefer
1/3/23 NCSPHS Approve 7-0
1/4/23 F Approve 7-0
1/4/23 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

• Grant funds will be used to purchase enhanced replacement equipment at existing air monitoring sites

10. [2022-0869](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Transfer & Maintenance Agrmt btwn the City of Jax & FDOT Providing the Terms & Conditions for FDOT's Construction of Various Improvements to Roads & Intersections on City Owned & Maintained Propty & R/W as Pt of the I-95 Widening Proj with Subsequent Transfer of Certain Improvements Constructed on Both City & FDOT Propty to the City for Ongoing Operation, Maintenance & Repair; Prov for City Oversight by Public Works (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
11/22/22 CO Introduced: F, TEU
12/6/22 F Read 2nd & Rerefer
12/6/22 TEU Read 2nd & Rerefer
12/13/22 CO PH Read 2nd & Rerefer
1/4/23 F Approve 7-0
1/4/23 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

• Once improvements have been completed, the City will be responsible for maintenance of City owned parcels and some FDOT parcels related to the widening of I-95

11. [2022-0870](#) ORD Approp a \$1,069,280.01 Urban Search & Rescue Grant Awarded by the State of FL, Div of Emerg Mgmt, Through Its FY 22 Urban Search & Rescue Sustainment Prog to Purchase Vehicles, Capital Equipment & Supplies for the Urban Search & Rescue Task Forces; Prov for Oversight by JFRD, Emerg Preparedness Div (B. T. 23-021) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray, Gaffney, Jr. & Ferraro)
11/22/22 CO Introduced: NCSPHS, F
12/5/22 NCSPHS Read 2nd & Rerefer
12/6/22 F Read 2nd & Rerefer
12/13/22 CO PH Read 2nd & Rerefer
1/3/23 NCSPHS Approve 7-0
1/4/23 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

12. [2022-0871](#) ORD Approp \$7,100,000 from the Northbank Riverwalk – Northbank Bulkhead Proj to the Northbank Central Marina Proj to Fund Certain City-Owned Improvements to be Constructed by the Hotel Developer; Auth the Mayor, or His Designee, to Execute: (1) An Office Building Redev Agrmt (Office Redev Agreement) Among the City, DIA & Shipyards Office, LLC (Office Developer), an Affiliate of Iguana Investments Florida, LLC, for the Design & Construction of a Class A Office Building with No Less than 141,300 Gross sq ft (Office Improvements), Consistent With the Improvements Previously Auth, Which in Part Authorizes the Sale of the ±1.05-Acre Office Building Parcel to the Office Developer at a Purchase Price of \$3,200,000, & Auth an Assignment of the Existing Office Building Ground Lease from the City to the Office Developer; (2) An Amended & Restated Hotel Redev Agrmt (Hotel Redev Agreement) Among the City, DIA, & Shipyards Hotel, LLC, an Affiliate of Iguana Investments Florida, LLC (Hotel Developer), Which Amends & Restates the Previously Auth Redev Agrmt for the Design & Construction of a Luxury Hotel with No Fewer than 170 Rooms, No Fewer than 23 Class A Condo Units (Collectively, the “Hotel Improvements”); (3) A Revised Marina Support Building Costs Disbursement Agrmt for the Construction by the Developer on Behalf of the City of a Marina Support Building of No Less Than 6,000 sq ft & Events Lawn of ± 1 Acre Having an Estimated Cost to the City of \$9,875,667.00 (Collectively, the “Marina Support Building Improvements”); (4) A Rev Marina, Bulkhead & Pier Improvements Costs Disbursement Agrmt with an Estimated Cost to the City of \$28,856,125 (Marina Improvements); (5) A Rev Riverwalk Improvements Costs Disbursement Agrmt with an Estimated Cost to the City of \$4,103,135 (Riverwalk Improvements), with All Cost Overruns in the Aggregate the Responsibility of the Hotel Developer, All on the Northbank of the St. Johns River Within the Downtown East Northbank Downtown Community Redevelopment Area (Project); (6) A Modification, Consent & Reaffirmation of Guaranty for the Hotel Improvements in Favor of the City & DIA; (7) A Rev Guaranty Agrmt for the Office Improvements in favor of the City & DIA; & (8) Rev Easements & Related Docs as Described in the Hotel Redev Agrmt & Office Redev Agrmt; Extending the Previously Auth Right of 1st Offer in Favor of the Hotel Developer Over an ±4.96 Acre Parcel of Land from 12/31/24 to 6/30/25; Auth a Rev, 75%, 20 Yr REV Grant in the Max Amt Not to Exceed \$50,581,200 in Connection with the Construction of the Hotel Improvements, Which Increases the Max Amt Thereof by \$2,897,245; Auth a New 75 %, 20 Yr REV Grant in the Max Amt Not to Exceed \$8,120,300 in Connection with the Construction of the Office Building Improvements; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Adjust Funding Levels for Each of the City-Owned Projs & to Auth Expenditure of Cost Savings on Completion of Each City-Owned Proj; Waiving Sec 122.811 (a), (Sales of Tangible Personal Propty; Prohibition of Sales to Certain Persons), Ord Code, to Allow Sale of Any Surplus Tangible Propty of the City Located on the Proj Parcel by Each of the Hotel Developer & Office Developer; Prov for City Oversight of the Proj by Public Works & Parks, Rec & Community Svcs; Auth the Execution of all Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the

Documents; Waiver of that Portion of the Public Investment Polity Adopted by Ord 2016-382-E, as Amend, to Auth the REV Grant on the Office Building & the Increase in the REV Grant for the Hotel Improvements, Which are Not Auth by the Public Investment Policy (B. T. 23-028) (Sawyer) (Introduced by CP at Req of DIA)

11/22/22 CO Introduced: NCSPHS, R, F, TEU

12/5/22 NCSPHS Read 2nd & Rerefer

12/5/22 R Read 2nd & Rerefer

12/6/22 F Read 2nd & Rerefer

12/6/22 TEU Read 2nd & Rerefer

12/13/22 CO PH Read 2nd & Rerefer

1/3/23 NCSPHS Amend/Approve 7-0

1/3/23 R Amend/Approve 7-0

1/4/23 F Amend/Approve 7-0

1/4/23 TEU Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

Phillip Peterson explained the Rules Committee amendment. CM Salem offered an amendment relating to parking, converting a specific number of required spaces to square footage to allow for a variety of space configurations, which was approved. Lori Boyer of the DIA said that the parties are currently negotiating an additional amendment relating to builders' insurance (which is not currently available in the marketplace); that amendment will be proposed in the TEU Committee meeting this afternoon. The Finance amendment, incorporating the Rules Committee amendment and the Salem amendment, was approved.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

AMENDMENT

- 1. Include language authorizing the Completion Grant in bill**
- 2. Correct scrivener's errors**
- 3. Attach revised Exhibit 2 (BT) to correct account strings**
- 4. Attach revised Exhibit 3 (CIP Sheet) to correct project scope**
- 5. Place revised agreements on file to:**
 - a. Clarify how savings between City-owned improvements can be shared between various Project Components**
 - b. Add maximum dollar amount for Bulkhead Improvements**
 - c. Clarify responsibility of future signalized intersections along Gator Bowl Blvd**
 - d. Correct Developer name within Guaranty Modification**
 - e. Replace Marina Improvements Budget Estimate Schedule**
 - f. Mirror language in Riverwalk Costs Disbursement Agreement for project management fees**
 - g. Strike reference to Ch. 126 in Riverwalk and Marina Improvements Cost Disbursement Agreements**
 - h. Clarify unused development rights related to Office Building Improvements will return to DIA**
 - i. Clarify DIA Board discretion to permit deviation below stated minimum developments**
 - j. Insert base year value for Office Building REV Grant**
 - k. Remove insurance requirements for Office Building**
 - l. Correct scrivener's errors**
 - m. Require Developer to obtain estoppel letter from the Jaguars regarding required parking spaces pursuant to the Jaguars lease and deliver to the City within 30 days of Closing of the Office Parcel**
 - n. Mirror applicable conditions for disbursement of the first payment of the Completion Grant on the Hotel to the second payment related to the Office Building Improvements**
 - o. Include 5-year sliding scale clawback on Completion Grant if the Hotel is not operated as a Four Seasons or global change in the name of the Four Seasons brand**
 - p. Revise the Tower Crane License Agreement to restrict advertising, flags, banners, placards, or signage (other than as required by law) from being hung, attached, or displayed in connection with the cranes or related equipment**
 - q. Revise Hotel Improvements to eliminate the requirement for a minimum of 250 integrated structured parking spaces and instead require a minimum of 75,000 sq. ft. structured parking facility**
- Waives Code Sec. 122.811(a) to allow the Developer to coordinate the sale of any surplus City property in coordination with the construction of the improvements and apply the revenues toward the cost of the City-owned improvements**
- Waives the Public Investment Policy to authorize the REV Grant for the Office Building**

13. [2022-0874](#) ORD Auth the Borrowing & Approp From the City’s Commercial Paper Facility in the Up To Max Amt of \$17,500,000, To Prov: (1) A \$12,500,000, 10-Yr Term, 3.5% Interest Loan; & (2) A \$5,000,000 Revolving Line of Credit; Prov for Funds Carryover to FY 25-26; Auth a \$10,000,000 Grant, Subj to Future Appropriation, in Each Case to the JAXPORT to Support the Raising of the Fulton Cut Crossing Electric Transmission Lines, to Increase the Number & Capacity of Vessels Able to call on JAXPORT Ports; Amend 2022-504-E, the FY 22-23 Budget Ord, to Replace the 2nd Revised Schedule B4 in Order to Auth the Borrowing &/or the Issuance of Debt For the “Raising of Powerlines” & “JPA Obligation – Fulton Cut Powerlines” Projs; Auth the City to Enter Into an Agrmt With the JAXPORT to Prov the Loan & Grant as Further Detailed Therein; Invoking Exception of 126.107 (G) (Exemptions), Ch 126 (Procurement Code), Ord Code, to Direct Contract With JAXPORT; Requesting That the Finance & Admin Dept Administer the Agrmt Authorized Herein (B.T. 23-027) (Sawyer) (Introduced by CP Freeman at Req of Mayor) (Co-Introduced by CVP Salem) (JWC Apv)
- 11/22/22 CO Introduced: NCSPHS, R, F, TEU, JWC
 12/5/22 NCSPHS Read 2nd & Rerefer
 12/5/22 R Read 2nd & Rerefer
 12/6/22 F Read 2nd & Rerefer
 12/6/22 TEU Read 2nd & Rerefer
 12/13/22 CO PH Read 2nd & Rerefer
 1/3/23 NCSPHS Approve 7-0
 1/3/23 R Approve 7-0
 1/4/23 F Approve 7-0
 1/4/23 TEU Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 12/13/22

In response to a question from the Chair, Eric Green, CEO of the Jacksonville Port Authority, confirmed that the JPA and JEA are comfortable with the current \$45 million cost estimate and JPA is willing to bear the cost of any overruns. JEA will be contracting for the performance of the work. Sebastian Chmist, JEA project manager, said the design/build contract should be awarded in the next few weeks and construction will run from March 2024 through December 2025. CM Carlucci asked if the power line project has been reviewed by the City’s Chief Resiliency Officer to ensure that the new elevation takes into account sea level rise. Mr. Chmist said the line height will be 225 feet above high tide level. CAO Brian Hughes said the CRO has been involved and experts have advised on arriving at a height that should accommodate decades of sea level rise.

APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

- **Authorizes support to JAXPORT for the raising of the Fulton Cut Powerlines to increase the number and capacity of vessels able to call on JAXPORT ports by:**
 - **Loaning \$12.5 million with a 10-year term at a 3.5% interest rate**
 - **Providing a \$5 million revolving line of credit at rate equal to City's commercial paper rate**
 - **Approving a \$10 million grant subject to future Council appropriation**
- **The estimated cost of the project is \$42.5 to \$45 million, with JPA securing a multi-year commitment from FDOT in an amount up to \$22.5 million**

14. [2022-0886](#) ORD Repealing Ch 180 (Duval County Job Opportunity Bank), Ord Code, in Its Entirety; Creating a New Ch 180 (Jacksonville Upward Mobility Program), Ord Code, to Estab a Continual Prog for Apprenticeship & Workforce Training Progs; Repealing & Reserving Sec 111.630 (Duval County Job Opportunity Bank), Pt 6 (Economic & Community Development), Ch 111 (Special Revenue & Trust Accounts), Ord Code, in Its Entirety; Creating a New Sec 111.630 (Jacksonville Upward Mobility Program Special Revenue Fund), Pt 6 (Economic & Community Development), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab the Jacksonville Upward Mobility Program (JUMP) Special Revenue Fund for the Purposes Prov Herein; Approp \$100,000 from Special Council Contingency to the Jacksonville Upward Mobility Prog Special Revenue Fund to Prov Initial Funding for JUMP; Prov for Oversight by KHA (Johnston) (Introduced by CP Freeman) (Co-Sponsors CMs DeFoor & Clark-Murray)
 11/22/22 CO Introduced: NCSPHS, F
 12/5/22 NCSPHS Read 2nd & Rerefer
 12/6/22 F Read 2nd & Rerefer
 12/13/22 CO PH Read 2nd & Rerefer
 1/3/23 NCSPHS Amend/Approve 6-1 (Ferraro)
 1/4/23 F Amend/Approve 7-0-1 (Carrico)
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 12/13/22

CM Carrico announced he would be abstaining from voting on this bill because his employer operates several workforce programs that might potentially apply for this funding in the future. President Freeman explained the concept of the JUMP program and said he wanted to find a permanent sustainable funding source that would transcend mayoral administrations. Phillip Peterson explained the amendment. CM Salem said that the funding formula of 1% of economic development incentives granted will vary widely from year to year and noted the lack of a sunset provision to the program. President Freeman said workforce development is a key to crime prevention and the program will operate on whatever funding is made available each year without a mandatory minimum or maximum. Chairman Bowman advocated for putting JUMP in the City Council's strategic plan as a 5-year goal and guaranteeing funding over multiple years. He is uncomfortable with a potentially wildly fluctuating revenue stream. Kids Hope Alliance Executive Director Mike Weinstein said that workforce development is crucial to economic development in the city and that KHA has a substantial history in apprenticeships and internships that could be put to use to focus and manage the City's efforts in that area. President Freeman said that there are many programs available in the city, but each operates only in its own silo with its own funding without sufficient coordination. CM Pittman advocated for job training as a means to fight crime and improve hope in neighborhoods. CM Morgan noted that existing trade apprenticeship programs have capacity and have trouble finding applicants. CM Carlucci advocated for adding annual floor and ceiling funding amounts for the JUMP program.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Morgan, Pittman, Salem and Freeman

Abstain: 1 - Carrico

AMENDMENT

- 1. Clarify eligibility criteria for JUMP (no age restriction; Duval County residency required)**
- 2. Clarify JUMP Special Revenue Fund will not be used for KHA operational costs**
- 3. Require annual report be provided to MBRC, Council Auditors and Finance Committee**
- 4. Amend Budget Ordinance Schedule M to include JUMP funding and attach schedule as new exhibit**
- 5. Correct scrivener's errors**
- 6. Attach revised Exhibit 1 (BT) to correct accounting codes**

- **Appropriates \$100,000 from Special Council Contingency created by 2022-317-E**
- **New language designates funding for JUMP to be equal to 1% of approved economic development incentives approved during previous calendar year to be included in next annual budget**
- **Funding will be placed into the JUMP Special Revenue Fund and will carryover each year**
- **Program to be overseen by KHA**

15. [2022-0904](#) ORD Approp \$1,000,000 from the Metropolitan Park Maintenance Subfund (1D4) Fund Bal to be Used for Engineering & Design Svcs for Renovations to Metropolitan Park (B.T. 23-025) (Staffopoulos) (Introduced by CP at Req of Mayor)
12/13/22 CO Introduced: NCSPHS, F
1/3/23 NCSPHS Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

READ 2ND & REREFER

16. [2022-0905](#) ORD Auth the Mayor, or His Designee, to Execute an Economic Development Agrmt Btwn the City & Springfield MF Partners, LLC, (“Developer”) to Support the Development by Developer of an ± 202-Unit Apartment Community Located Generally at 33 1st St W., 1148 Main St N., & 1100 Main St N., in the City of Jax; Auth a 75%, 15 Yr REV Grant in the Max Amt Not to Exceed \$5,500,000 in Connection with the Construction of the Improvements; Apv & Auth a Completion Grant in the Amt of \$2,000,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of Those Portions of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, Which Would Require That in Order for a Proj to Receive a REV Grant the Company Must be in a Targeted Industry & Create 10 New Full-Time Jobs at Greater Than or Equal to 100% of the State of FL Average Wage, & To Auth a Completion Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)
12/13/22 CO Introduced: NCSPHS, R, F
1/3/23 NCSPHS Read 2nd & Rerefer
1/3/23 R Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

READ 2ND & REREFER

17. [2022-0906](#) ORD Approp \$391,472.29 Paid to the City by the Boeing Company for the Provision of Add'l Aircraft Rescue Firefighting (ARFF) Svcs Provided by the JFRD for Aircraft Operations at Cecil Airport; Auth Positions; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Boeing Indirect Supply Chain Fixed Price Contract Form btwn the City & the Boeing Company Prov the Terms & Conds for Provision of ARFF Svcs at Cecil Airport; Prov for Oversight by JFRD; Req 1 Cycle Emergency Passage (B.T. 23-030) (R.C. 23-049) (Staffopoulos) (Introduced by CP at Req of Mayor)
12/13/22 CO Introduced: NCSPHS, F
1/3/23 NCSPHS Emergency/Amend/Approve 7-0
1/4/23 F Emergency/Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

Phillip Peterson explained the emergency request and the amendment.

EMERGENCY/AMEND/APPROVE

Aye: 6 - Bowman, White, Carlucci, Carrico, Morgan and Pittman

AMENDMENT

1. **Attach Revised Exhibit 1 (BT) to correct account codes**
2. **Place Revised Fixed Price Contract on file to correct staffing cost schedule**

- **City is increasing staff by 9 at Cecil Field Fire Station due to the size of aircrafts that will be frequently flying in and out of the airport**
- **Boeing's annual subsidy for JFRD services would increase from \$250,000 to \$887,208.44**
- **The City's unsubsidized staffing cost will be absorbed within JFRD's FY 2022/23 budget**
- **The City's portion of annual staffing costs for operating the fire station will increase by an estimated \$300,000 in the FY 2023/24 budget**

18. [2022-0907](#) ORD Apv & Adopting a New Pilot Prog Entitled "Food Waste Diversion (Composting) Pilot Program" to Prov a Voluntary Opportunity for DCPS & Various Food-Based Businesses in the Riverside-Avondale Area to Partner with the City for the Provision of Limited Composting Svcs For Certain Food Products; Prov For a Sunsetting of the Pilot Prog Unless Extended By Legislation; Creating a Food Waste Diversion Prog Special Rev Fund Into Which Funds Collected From the Pilot Prog Shall Be Deposited for Use as Prov Herein; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Contract Btwn the City & Sunshine Organics & Compost LLC to Implement the Pilot Prog; Prov for City Oversight of the Pilot Prog By the Solid Waste Div of the Public Works Dept (Wyskiel) (Introduced by CM Salem)
12/13/22 CO Introduced: NCSPHS, F, TEU
1/3/23 NCSPHS Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
1/4/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

READ 2ND & REREFER

19. [2022-0908](#) ORD Approp \$1,202,410.85 From Amphitheater (Daily's Place) & Flex Field Revenues to Fund Capital Improvements & Maintenance Needs at Daily's Place; Purpose of Approp (B.T. 23-033) (Sawyer) (Introduced by CP at Req of Mayor)
12/13/22 CO Introduced: NCSPHS, F
1/3/23 NCSPHS Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

READ 2ND & REREFER

20. [2022-0909](#) ORD-MC Amend Ch 655 (Concurrency and Mobility Management System), Pt 1 (General Provisions), Sec 655.102 (Purpose & Declaration of Public Policy), Sec 655.103 (Legislative Findings & Intent), Sec 655.105 (Definitions), Sec 655.106 (Concurrency & Mobility Management System Office (CMMSO)), Sec 655.107 (Levels of Service & Performance Standards), Sec 655.108 (De Minimis Development), Sec 655.109 (Exemptions; Vested Rights; Permits or Approvals Conferring Vested Rights; Common Law Vested Rights), Sec 655.111 (Concurrency Reservation Certificate Application Process & Review Procedures), Sec 655.112 (Minimum Requirements for CCAS or CRC Approval), Sec 655.114 (Appeals), Sec 655.116 (Schedule of Fees), & Sec 655.122 (Concurrency & Mobility Management System Handbook), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655, & Adding Definitions; Amend Ch 655 (Concurrency & Mobility Management System), Pt 2 (Jacksonville Development Agreement Regulations), Sec 655.201 (Purpose & Declaration of Public Policy), Sec 655.204 (Definitions), Sec 655.205 (General Requirements), Sec 655.208 (Schedule of Fees), & Sec 655.215 (Existing CRC & CCAS Not Subject to a Development Agreement), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655; Amend Ch 655 (Concurrency & Mobility Management System), Pt 3 (Fair Share Assessment Procedures), Sec 655.301 (Existing Valid Fair Share Contracts), & Sec 655.309 (Existing CRC & CCAS Not Subject to Fair Share Contract), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5 Ch 655; Repealing & Reserving Sec 655.302 (Extension of Fair Share Assessment Contracts), Pt 3 (Fair Share Assessment Procedures), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 655 (Concurrency & Mobility Management System), Pt 4 (Public School Concurrency), Sec 655.401 (Purpose & Declaration of Public Policy), Sec 655.404 (Applicability & Exemptions), & Sec 655.406 (Concurrency Service Areas Defined), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655 & Replace the Three Poor Quality Maps Depicting the Concurrency Srvc Areas With Better Quality Color Maps; Amend Ch 655 (Concurrency & Mobility Management System), Pt 5 (Mobility Fee), Sec 655.501 (Purpose & Declaration of Public Policy), Sec 655.502 (Definitions), Sec 655.503 (Mobility Fee Requirement, Certificate, Application Process & Calculation), Sec 655.504 (Re-Evaluation of Mobility Fee Formula Factors), Sec 655.505 (Deposit of Mobility Fees; Mobility Zones & Appropriation of Mobility Fees), Sec 655.506 (Duration of Mobility Fee Calculation Certificate), Sec 655.509 (Mobility Plan Working Group), & Sec 655.510 (Private Primary & Secondary Educational Schools Exemption), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Add'l Definitions, Reprioritization of the Mobility Projs, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments - the Final Report From the Working Group is Dated 12/21/2020; Repealing Sec 655.507 (Transportation Improvement Projects Constructed By a Landowner or Developer) & Sec 655.508 (Mobility Fee Contract), Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in Their Entirety; Creating a New Sec

655.507 (Mobility Fee Credit), & a New Sec 655.508 (Memorialization of Mobility Fee, Credit, & Trip Reduction) Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Restructuring the Goals of the Mobility System to Make Safety the Primary Goal, Add'l Definitions, Revision of Mobility Projs to Concentrate on Safety & Balancing All Modes of Travel, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments, Recalculation of Mobility Fee Credit, & Reducing the Need for Mobility Fee Contracts; Repealing & Reserving Sec 655.511 (Credit for Trip Reduction Adjustments), Pt 5 (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 111 (Special Revenue & Trust Accounts), Pt 5 (Public Works, Utilities, & Infrastructure), Sec 111.520 (Concurrency Management System Fund), & Sec 111.546 (Mobility Fee Zone Special Revenue Fund), Ord Code, to Revise the Apportionments Btwn Motorized & Non-Motorized Modes of Transportation; Prov for Codification Instructions (Grandin) (Introduced by CP at Request of Mayor)
 12/13/22 CO Introduced: F, TEU, LUZ
 1/4/23 F Read 2nd & Rerefer
 1/4/23 TEU Read 2nd & Rerefer
 1/4/23 LUZ Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

READ 2ND & REREFER

21. [2022-0920](#) ORD re the Cultural Svcs Grants Allocated by Cultural Council of Greater Jacksonville, Inc., to Cathedral Arts Project, Inc., Jacksonville Arts & Music School Inc., Players by the Sea, Inc., & the Jacksonville Children's Chorus, Inc. (Collectively, the "Agencies"), in FY 21-22 Pursuant to Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code; Prov Forgiveness to the Agencies for Non-Compliance with the Individual Bank Account Requirement in Sec 118.609 (Restrictions for Use of Cultural Service Grants), Pt 6 (Cultural Services Grant Program), Ch 118 (City Grants), Ord Code; Auth the Council Auditor to Remove the Agencies from the Ch 118 Non-Compliance List; Prov for City Oversight by the Office of Grants & Contract Compliance (Hodges) (Introduced by CP Freeman)
 12/13/22 CO Introduced: R, F
 1/3/23 R Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

READ 2ND & REREFER

Chairman Bowman announced that the Council's strategic planning process will be coming up shortly and he invited suggestions for priorities to be submitted. CM Carlucci asked for clarification on the timing of the Council strategic plan process. Chairman Bowman said that the process should take place in late January in order to report the priorities to the Mayor's Office by February or early March for inclusion in the proposed FY23-24 budget.

Public Comment

Carnell Oliver said that there is a price that needs to be paid for African American victimhood in Jacksonville. The vast majority of non-profits in Jacksonville are run by white executives who serve the interests of only certain parts of the community. He recommends that reparations to African Americans be included in the Council strategic plan.

NOTE: The next regular meeting will be held Wednesday, January 18, 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 1.6.23 9:00 a.m.