

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, March 7, 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:**Meeting Adjourned:****Attendance:****Council Auditor Kim Taylor to discuss:**

- **Report #866: Quarterly Summary for the Three Months Ended December 31, 2022**
- **Report #792B: Follow-Up on Risk Management Workers' Compensation Audit**
- **Report #859A: Follow-Up on Duval County Property Appraiser Audit**

Item/File No.**Title History**1. [2022-0576](#)**DEFER****At request of
DIA**

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

2. [2022-0797](#)**DEFER****At request of
OED**

ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redev Agrmt btwn the COJ & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Auth a Redev Completion Grant in the Amt of \$1,500,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of \$1,500,000 With a Term of 20 Yrs in Connection With the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agmts & Transactions; & Auth Tech Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Auth a Redev Completion Grant & a Dev Loan That are Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req 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

3. [2023-0019](#)**DEFER****At request of
the Administration**

ORD Declaring the Public Necessity for Acquiring Fee Simple Title Through Condemnation by Right of Eminent Domain to Certain Real Property, a Portion of R.E. #106330-0010 located at 1460 Starratt Rd, Consisting of ± 4,554 Sq Ft, Appraised at \$21,900 (the “Property”), as Required for the Starratt/Dunn Creek Rd Intersection Improvement Proj; Auth the Real Estate Div of Public Works to Make Offers & Negotiate for the Purchase of the Property; Auth Issuance of a Declaration of Taking; Auth & Direct the OGC to Institute Appropriate Condemnation Proceedings (Dist. 2 - Ferraro) (Boeckman) (Introduced by CP at Req of Mayor)

1/10/23 CO Introduced: F, TEU

1/18/23 F Read 2nd & Rerefer

1/18/23 TEU Read 2nd & Rerefer

1/24/23 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

4. [2023-0020](#)**DEFER****At request of
CM Cumber**

ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber)

1/10/23 CO Introduced: NCSPHS, R, F, TEU

1/17/23 NCSPHS Read 2nd & Rerefer

1/17/23 R Read 2nd & Rerefer

1/18/23 F Read 2nd & Rerefer

1/18/23 TEU Read 2nd & Rerefer

1/24/23 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

5. [2023-0078](#) ORD Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, an Amendment 4 to Economic Dev Agrmt btwn the City & A A Auto Parts, Inc. to Extend the Completion of Construction Date from 12/31/22 to 9/30/23 (Dillard)
- Scrivener's (Introduced by CP at Req of Mayor)
- Contact: 2/14/23 CO Introduced: F
- Kirk Wendland 2/22/23 F Read 2nd & Rerefer
- 2/28/23 CO PH Read 2nd & Rerefer
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

Scrivener's

Pg. 1, line 31: strike "July 1" and insert "June 30"

- **Ord. 2019-652-E authorized an economic development agreement with AA Auto Parts, Inc. ("Company") providing a \$100,000 Northwest Jacksonville Business Infrastructure Grant (BIG) and Northwest Jacksonville Economic Development Fund Loan of \$150,000 in connection with the installation of a metal shredder system located at the Company's property on West Beaver Street**
- **The Company is also required to create 5 new jobs at an average wage of no less than \$26,000 within 18 months of disbursement of the BIG**
- **The original agreement included a project completion date of July 1, 2021**
- **The completion date has been administratively extended twice, first to December 31, 2021 and then to June 30, 2022**
- **Ord. 2022-560-E further extended the completion date to December 31, 2022**
- **Completion date now being extended to September 30, 2023**

6. [2023-0079](#)**AMEND****Contact:****Steve Long/****Chris LeDew****2/3 vote****required by****Council**

ORD Approp \$1,250,000 (\$1,100,000 from the Traffic Signalization - Countywide Proj & \$150,000 from the Countywide Intersection IMP - Intersection Proj) to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds from the Traffic Signalization - Countywide & Countywide Intersection IMP - Intersection Projs to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj (B. T. 23-040) (Staffopoulos) (Introduced by CP at Req of Mayor)

2/14/23 CO Introduced: NCSPHS, F, TEU

2/21/23 NCSPHS Read 2nd & Rerefer

2/22/23 F Read 2nd & Rerefer

2/22/23 TEU Read 2nd & Rerefer

2/28/23 CO PH Read 2nd & Rerefer

3/6/23 NCSPHS Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT**Attach Revised Exhibit 2 (CIP) to remove out years funding**

7. [2023-0084](#)**AMEND****Contact:****Mike Weinstein**

ORD Approp \$300,000 in Grant Funding from the DOJ, Office of Justice Programs, to Kids Hope Alliance (KHA) for Implementation of Proj Rise (Responding & Intervening Through Strength & Empowerment), a Prog Aimed at Increasing the Resiliency of Children & Youth Exposed to Violence, for the 1st Yr of a 3 Yr Grant Term Beginning 10/1/22 - 9/30/25; Amend the 2nd Revised Schedule M to Ord 2022-511-E; Invoking the Exemption in Sec 126.107 (g), Ord Code, with Respect to Svcs to be Prov by Managed Access to Child Health, Inc.; Apv, & Auth the Mayor, or His Designee, & the Corp Sec, &/or the CEO of KHA, to Execute & Deliver a Contract with Managed Access to Child Health, Inc. for the Provision of Professional Svcs for Proj Rise; Waiving the Requirements of Sec 77.111 (a) (Provider Contracts), Ch 77 (KHA), Ord Code, to Exempt the Svcs to be Provided by Managed Access to Child Health, Inc. from Competitive Procurement; Prov for Oversight by KHA (B.T. 23-041) (Staffopoulos) (Introduced by CP at Req of Mayor)

2/14/23 CO Introduced: NCSPHS, R, F
2/21/23 NCSPHS Read 2nd & Rerefer
2/21/23 R Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/6/23 R Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Pg. 3, line 15: strike “2022-511-E” and insert “2022-886-E”
2. Pg. 4, line 19: strike “RISK” and insert “RISE”
3. Attach revised Exhibit 2 (3rd Revised Schedule M) to correct grant period for Project RISE to 10/1/22 - 9/30/23

- Appropriates \$300,000 for the first year of a 3-year Department of Justice grant for the Responding and Intervening through Strength and Resilience (RISE) Project
- No City match required
- Waives the requirement in Code Sec. 77.111(a) that KHA provider contracts shall be competitively procured under Chapter 126, Ordinance Code, via an evaluated bid process in order to direct contract with Managed Access to Child Health, Inc. to provide program services under the grant

8. [2023-0085](#)**AMEND****Contact:
Lori Boyer**

ORD Apv & Auth the CEO of the DIA to Execute & Deliver on Behalf of the City that Certain Dev Agrmt btwn the DIA & the Jax Historical Naval Ship Association, Inc. (JHNSA), for the Relocation of the Retired Naval Vessel USS Orleck (DD-886) (USS Orleck) in Downtown Jax as a Floating Museum, to Pier 1 at the Former Jax Shipyard Site on Jacksonville's Northbank, Said Agrmt Being for a Certain Term & Contingent Upon Certain Conditions Precedent Being Met by JHNSA Prior to the City's Entering Into (1) a 10 Yr License Agrmt with JHNSA, with 2 5-Yr License Renewal Options, Subj to the Mutual Agrmt of the Parties, for JHNSA to Construct, Operate & Maintain the Ship Museum, & (2) a License Agrmt for an up to 2 Yr Term Unless Extended by the CEO of the DIA as Prov Therein, for JHNSA to Install Improvements to Support Temporary Access to the Ship Museum; Auth the DIA to Execute Tech Amendments to the Dev Agrmt & License Agrmts in Accord with the Terms of the Dev Agrmt & License Agrmts Without Further Council Appvl; Prov a Deadline for JHNSA to Execute the Dev Agrmt & License Agrmts; Prov for Oversight by the DIA (Dillard) (Introduced by CP at Req of DIA)
2/14/23 CO Introduced: NCSPHS, F, JWC
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

- 1. Clarify that performance schedule extensions are limited to a maximum of 1 year**
 - 2. Place Revised Development Agreement on file to:**
 - a. Clarify performance schedule extension authority,**
 - b. Reflect that Conditions Precedent to City License Grant are required on or before March 21, 2023, and**
 - c. Correct scrivener's errors**
- Approves Development Agreement and License Agreements with the Jacksonville Historic Naval Ship Association (JHNSA) to establish the USS Orleck as a ship-museum tourist attraction at Pier 1 in the Shipyards West Park**
 - JHNSA required to meet following deadlines:**
 - Execution of License Agreements by 3/21/23**
 - Satisfaction of required conditions by 3/21/23**
 - Completion of mooring improvements and relocation of vessel to Pier 1 by 3/31/23**
 - Completion of construction of access ramp to the vessel and be open for tours within 60 days of executing License Agreements**
 - JHNSA is required to provide an evergreen letter of credit in an amount equal to 110% of the estimated removal cost of the vessel**
 - JHNSA will be required to operate the ship-museum a minimum of 14 hours per week until the Shipyards West Park is open to the public, at which time the minimum weekly operational hours will increase to 40**

- **The initial license term is for 10 years with two five-year renewals at no cost**
- **Development Agreement contemplates that the City will perform the following:**
 - **Construction of Catherine Street extension,**
 - **Installation of temporary utilities, and**
 - **Construct Shipyards West Park**

9. [2023-0087](#)**AMEND****Contact:****Kirk Wendland**

ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt Btwn the City & RP Sports Investments, Inc. & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, For the Purchase By Developer of Certain Real Propty in Council Dist-7 Bounded by A. Philip Randolph Blvd & Georgia St. & btwn Albert St & Grant St in Jax, FL, Comprising of an ±5.83 Acre Parcel of Unimproved Real Propty, to Develop into an Office Bldg With a Min of 25,000 Sq Ft, A Soccer Stadium With a Min Seating Capacity of 2,500 Seats, & a Surface Paring Lot With a Min of 100 Parking Spaces; Prov For Oversight By the Real Estate Div of Public Works in Coordination With the OED (Sawyer) (Introduced by CP at Req of Mayor)

2/14/23 CO Introduced: NCSPHS, F, TEU

2/21/23 NCSPHS Read 2nd & Rerefer

2/22/23 F Read 2nd & Rerefer

2/22/23 TEU Read 2nd & Rerefer

2/28/23 CO PH Read 2nd & Rerefer

3/6/23 NCSPHS Amend/Approve 6-1 (Ferraro)

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

Reflect that the longer inspection period is through September 30, 2023

- **RP Sports Investments (RPS) exercised their option to purchase the property on 1/31/23 in accordance with the terms of the Option Agreement (approved by 2019-853-E)**
- **RPS may assign the Purchase Agreement to an affiliated entity that controls, is controlled by, or is under common control with RPS**
- **Conveyance of property is contingent upon the City obtaining consent from the parties in the FL/GA Agreement and to amend the FL/GA Agreement to exclude the subject property**
- **Closing must take place on or before January 31, 2024**
- **City has the right to execute reversion of property title if construction has not commenced on or before January 31, 2024**
- **City has the right to exercise a put option requiring RPS to pay the City the appraised market value of the property (plus interest) if construction of the project is not completed by July 31, 2025**

10. [2023-0089](#)**AMEND**

Contact:
Lori Boyer

**See Auditor
summary on
pg. 23**

ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute a Redev Agrmt, Purchase & Sale Agrmt & Related Docs as Referenced Therein (Collectively, the “Agreements”) Btwn the City & A.R. Polar Jacksonville, LLC, & to Execute All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmts, For the Purchase by the City of an ±1.6 Acre Parcel of Company-Owned Real Propty (Company Parcel), at its Appraised Value on the Northbank of the St. Johns River (a Portion of R.E. # 130574-0000), Upon Which the City Intends to Construct a Marine Fire Station & Fire Vessel Mooring Facility, in Exchange For 2 Options for the Company to Acquire Up to 4.75 Acres of City-Owned Real Propty, Currently Used as a Retention Pond (a Portion of R.E. # 130574-0150, the “City Parcel”); the 1st Option is to Acquire 58, 750 Sq Ft of the City Parcel, Equal to the Fair Market Value of the Company Parcel, in Exchange for the City’s Purchase of the Company Parcel; the 2nd Option is to Purchase Up to the Balance of the City Parcel at a Purchase Price of \$38 Per Sq Ft, Subj to Certain Increases as Set Forth in the Redev Agrmt; The Options to Purchase Are For a Term of 5 Yrs From the Effective date of the Redev Agrmt, & If the Developer Does Not Close Pursuant to the 1st Option, the City Shall Pay a Purchase Price For the Company Parcel in the Amt of \$3,055,000; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Prov For Oversight of the Execution of the Agrmts by the DIA (Sawyer) (Introduced by CP at Req of DIA)

2/14/23 CO Introduced: NCSPHS, F, JWC

2/21/23 NCSPHS Read 2nd & Rerefer

2/22/23 F Read 2nd & Rerefer

2/28/23 CO PH Read 2nd & Rerefer

3/6/23 NCSPHS Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

1. Pg. 3, line 6: strike “\$58” and insert “\$52”
2. Pg. 3, line 11: strike “Retention Pond Parcel” and insert “Fire Station Parcel”
3. Pg. 3, line 28: strike “signalizes” and insert “signalized”
4. Place revised Redevelopment Agreement on file to:
 - a. Include deadline to execute agreement within 30 days of bill effective date
 - b. Include deadline for City to commence Fire Station Improvements (March 31, 2024 or one year from closing, whichever is later)
 - c. Correct exhibits to Fire Station Purchase and Sale Agreement
 - d. Attach Repurchase Deed as Exhibit B to the Quitclaim Deed from City

11. [2023-0091](#)**AMEND****Contact:****Kim Taylor**

ORD Prov For Determination of Satisfactory Performance by Carr, Riggs & Ingram, LLC in Conducting Annual Audits for the City & Certain Other Funded Progs for the FYs Ending Sept 30, 2020 & 2021; Approp \$7,800.00 From the Finance & Admin Dept, Office of the Dir - Other Professional Svcs Acct to Provide Add'l Funding to Engage Carr, Riggs & Ingram, LLC for the Provision of Independent Audit Svcs for 1 Add'l 1-Yr Period; Apv, & Auth Execution by the Council President, or His Designee, of An Independent Auditor Agrmt Btwn the City & Carr, Riggs & Ingram, LLC, Outlining the Terms & Conditions to Engage Said Firm to Prov an Annual Audit of the City & Certain Other Funded Progs For 1 Add'l 1-Yr Period Under the Single Audit Approach (Staffopoulos) (Introduced by the Finance Committee (CMs Bowman, White, Carlucci, Carrico, Morgan, Pittman & Salem))
2/14/23 CO Introduced: F
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT**Place the revised Engagement Letter with the 2020 RFP On File**

- The engagement letter will now reference the 2020 RFP to include required contract provisions
- Include an employment provision in the engagement letter

12. [2023-0092](#)**AMEND****Contact:
CM Boylan**

ORD Apv & Auth the Mayor & Corp Sec to Execute & Deliver, For & On Behalf of the City, the Funding Agrmt for Deep Bottom Creek Dredging Proj btwn the Deep Bottom Creek Dependent Special Dist & the City; Approp \$15,000 From General Fund - GSD Fund Bal to Be Used Toward the Preliminary Site Work for Dredging Deep Bottom Creek, Prov For Oversight By Public Works (Bowles) (Introduced by CM Boylan)
2/14/23 CO Introduced: F, TEU
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

- 1. Attach Revised Exhibit 1 (BT) to include Activity number**
 - 2. Attach Revised Exhibit 2 (Funding Agreement) to:**
 - a. Reflect that funds will be paid for project costs invoiced to the District,**
 - b. Correct the agreement term,**
 - c. Include changes recommended by Risk Management Division, and**
 - d. Correct scrivener's**
 - 3. Attach Revised Exhibit 3 (District Resolution) to include executed version**
-
- Authorizes funding agreement with Deep Bottom Creek Dependent Special District to provide \$15,000 for project costs associated with the preliminary work required for the completion of dredging Deep Bottom Creek**
 - Appropriation of \$15,000 is from General Fund - GSD Fund Balance (Operating Reserves)**

13. [2023-0093](#)**RULES
AMEND****Contact:
CM Gaffney, Jr.**

ORD Declaring 9 Properties to be Surplus to the Needs of the City - 1247 Dyal St, Jax, FL 32206 (R.E. # 114081-0000), 1410 Florida Ave, Jax, FL 32206 (R.E. # 114619-0010), 1322 Harrison St, Jax, FL 32206 (R.E. # 114444-0000), 1305 Bridier St, Jax, FL 32206 (R.E. # 115302-0000), 0 13th St E Jax, FL 32206 (R.E. # 113702-0000), 719 5th St E, Jax, FL 32206 (R.E. # 114832-0020), 1130 12th St E, Jax, FL 32206 (R.E. # 114906-0000), 1442 FL Ave, Jax, FL (R.E. # 114614-0000), 1152 3rd St E, Jax, FL, 32206 (R.E. #114330-0000) (Collectively, the "Property"); Auth Conveyance of the Propty to Historic Eastside Community Development Corp, Inc., a Florida Not For Profit Corp, at No Cost, to be Used For the Provision of Affordable Housing; Auth the Mayor & the Corp Sec to Execute a Donation Agrmt, Quitclaim Deed & Other Conveyance Docs; Waiving Sec 122.424 (Disposition by Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, & Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow the Propty to be Conveyed to Historic Eastside Community Development Corporation, Inc., at No Cost; Including a Covenant in the Deed Conveying the Propty Requiring the Propty to be Used For Affordable Housing Within 2 Yrs of the Conveyance, as Evidenced by Certificates of Occupancy, & Granting Reversionary Rights in the Propty to the City if Not So Used; Prov For City Oversight by the Dept of Public Works, Real Estate Div Over the Transfer of the Propty to the Grantees; Prov For City Oversight by the Dept of Neighborhoods Housing & Community Dev Div Thereafter (Dist. 7-Gaffney, Jr.) (Wilson) (Introduced by CM Gaffney, Jr.)
 2/14/23 CO Introduced: NCSPHS, R, F, TEU
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/21/23 R Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/22/23 TEU Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 R Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

RULES AMENDMENT

1. **Pg. 2, line 23: correct City parcel information to 6 vacant parcels and 3 improved parcels**
 2. **Revise Code Waiver to Sec. 122.423 (Disposition for affordable housing)**
 3. **Correct scrivener's errors**
 4. **Attach revised Exhibit 1 (parcel listing) to correct property status as vacant or improved**
 5. **Attach revised Exhibit 3 (Land Donation Agreement) to correct scrivener's errors, correct completion date to issuance of certificate of occupancy within 2 years of donation, and revise the 10 year restriction for use as affordable housing to a permanent restriction**
- **Donates nine City-owned surplus properties located in Council District 7 to Historic Eastside Community Development Corporation, Inc. for development as affordable housing**

- **Authorizes a Land Donation Agreement for the subject properties with the requirement that the properties must be developed for affordable housing within 2 years of donation and must be used for affordable housing for a period of 10 years**
- **As amended, waives Code Section 122.423 (Disposition for affordable housing) in order to 1) convey the properties instead of placing the properties on the City's affordable housing inventory list and 2) to limit the use restriction to only 10 years rather a permanent restriction**

NOTE:

Historic Eastside Community Development Corporation received a donated property from the City in July 2019 through the City's Surplus Property Donation Program. The Surplus Property Donation Program requires that donated properties be developed into affordable housing within 2 years of donation. Per the Housing and Community Development Division, the property that was donated to Historic Eastside Community Development Corporation in 2019 is still in the pre-development phase.

14. [2023-0113](#)**NCSPHS
AMEND****Contact:
CM Gaffney, Jr.**

ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver to Karpeles Manuscript Library Incorporated, a California Not For Profit Corp, a Corrective Quitclaim Deed for the Purpose of Terminating the City's Existing Right of Reverter In & To an Unimproved Parcel of Real Propty Located on 1st St W btwn Boulevard St & Laura St N (R.E. # 070825-0000) (Wilson) (Introduce by CM Gaffney, Jr.)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 6-0-1 (Salem)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

NCSPHS AMENDMENT

- 1. Reflect that the Corrective Quitclaim Deed will extend the City's right of reverter in perpetuity to all future owners, stipulating that the property owner shall utilize and maintain the property or the property will automatically revert back to the City**
 - 2. Attach Revised Exhibit 1 (Corrective Quitclaim Deed) to reflect the extended right of reverter**
 - 3. Correct scrivener's**
-
- Property was granted by the City to Karpeles in 1995 so long as the property was used and maintained by the Karpeles Manuscript Library Museum**
 - If the property was no longer utilized and maintained by Karpeles, it would automatically revert back to the City**
 - This legislation would terminate the City's existing right of reverter to the property, enabling Karpeles to sell the property to a third party buyer free and clear of the City's reversionary interest**
 - Property has an assessed value of \$38,115**

15. [2023-0114](#)**NCSPHS
AMEND****Contact:****Joey Greive****See separate
Auditor handout
with concerns and
recommended
amendments**

ORD Auth the Borrowing & Approp from the City's Commercial Paper Facility &/or the Issuance of Fixed-Rate Debt in the Up To, Max Amt of \$20,000,000, to Provide a Grant to the University of Florida Board of Trustees to Support the Creation of a Fintech Graduate Education Center Within Duval; Amend 2022-504-E, the FY 22-23 Budget Ord, to Replace the 4th Revised Schedule B4 in Order to Auth the Borrowing &/or the Issuance of Debt for the "University of Florida Health & Financial Tech Graduate Education Center" Proj; Auth the City to Enter Into an Agrmt with the University of Florida Board of Trustees in Accord with the Term Sheet Attached Hereto to Provide the Grant as Further Detailed Therein; Req that Finance & Admin Administer the Agrmt Auth Herein (B.T. 23-056) (Sawyer) (Co-Introduced by CP Freeman at Req of Mayor)

2/14/23 CO Introduced: NCSPHS, F

2/21/23 NCSPHS Read 2nd & Rerefer

2/22/23 F Read 2nd & Rerefer

2/28/23 CO PH Read 2nd & Rerefer

3/6/23 NCSPHS Amend/Approve 7-1 (Ferraro)

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

NCSPHS AMENDMENT

- 1. Include waiver of Code Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to allow for a direct contract with the University of Florida Board of Trustees**
- 2. Require UF Board of Trustees execution of the agreement prior to City execution**
- 3. Attach revised Exhibit 1 (Term Sheet) to:**
 - a. Clarify audited annual report provided by UF will include audited financial statements and will be due December 31 annually**
 - b. Change agreement term from 3 years to 5 years and establish a project completion date of five years from effective date**
 - c. Change payment terms from paid upon receipt of a Sources and Uses of Funds statement to a quarterly reimbursement basis with documentation of revenue and expenditures of non-City funding sources**
 - d. Clarify that City funding will be reimbursed on a 50/50 basis for the first \$100 million of project expenditures**
 - e. Require UF to show a funding commitment of \$100 million from non-City sources before any City funds are expended on the project**
 - f. Strike due diligence costs as a reimbursable expense**
 - g. Include deliverables that Center will be located within the Urban Core and offer health, business, and engineering academic programming**
- 4. Attach revised Exhibit 2 (BT) to include executed version of the BT**
- 5. Attach revised Exhibit 3 (Fifth Revised Schedule B4) to correct new borrowing amount for CIP projects as approved by Ord. 2022-416-E**

- Authorizes the appropriation and borrowing of up to \$20 million to provide a grant to the**

- 18.** [2023-0138](#) ORD Approp a \$7,000.00 Grant from the Community Foundation for Northeast Florida, Inc. to Fund Online Classes for Youth in Teen Court Diversion Progs; Prov for Oversight by the Court Admin, Dir of Teen Courts (B.T. 23-045) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

19. [2023-0139](#) ORD Apv the Approp & Transfer of \$41,300 From the Renew Arlington Community Redev Agency (RA/CRA) Trust Fund to the Art in Public Places Trust Fund, to Provide Funding Required for Maintenance & Enhancements of the Public Art Installation in the New Turbo Roundabout at the Intersect of University Blvd & Merrill Rd; Purpose of Approp; Finding a Municipal & RA/CRA Purpose; Prov for a Reversion of Funds (Dillard) (Introduced by CP Freeman)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

20. [2023-0140](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Lease Agrmt Btwn the City & Gryphon Marine, LLC, f/k/a CDI Marine Company, LLC for Bldg 900 at Cecil Commerce Ctr, 12,474 Sq Ft of Office Space at 6017 POW-MIA Memorial Pkwy, Jax, FL 32210, for a Term of 3 Yrs, With Options to Renew for 2 Add'l 12 Month Terms, at a Monthly Rental Rate of \$11,448.12 With a CAM of \$200.00 Per Month, With 3% Annual Rent Increases; Prov for Oversight by OED (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

- 21.** [2023-0141](#) ORD Approp \$1,085,868.84 (\$250,000.00 From the Fire Station No. 4 Proj, \$18,663.03 From the Fire Station No. 20 Proj, \$170,000.00 From the Fire Station No. 56 Proj, \$9,037.12 From the Fire Station No. 73 Proj, & \$638,168.69 From the Fire Station No. 74 Proj) to the Fire Station No. 76 Proj to Pay for Construction of a Temporary Fire Station No. 76 at Cedar Point Rd; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds From Various Fire Station Projs to the Fire Station No. 76 Proj (B.T. 23-051) (Staffopoulos) (Introduced by CP at Req Mayor) (Co-Sponsors CMs Salem, White & Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23
- 22.** [2023-0142](#) ORD Declaring that Certain Parcel of Real Propty Located at 0 Phillips Hwy, btwn Bowdendale Ave & Executive Park Court (R.E. #152602-0300), to be Surplus to the Needs of the City; Auth Conveyance of the Propty to FDOT for the Appraised Value of \$1,874,380; Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Purchase Agrmt Btwn the City & FDOT as Well as the Deed & Other Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of This Ord; Prov for Oversight of Execution of the Conveyance Docs by the Public Works Dept, Real Estate Div (Dist. 5 - Cumber) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23
- 23.** [2023-0143](#) ORD Approp \$261,000.00 From Drainage System Rehabilitation - DSR General Capital Projs to the Flynn Rd Drainage Improvements Proj for Completion of the Flynn Rd Drainage Improvements Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Appropriation of Funds to the Proj (B.T. 23-048) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

- 26.** [2023-0147](#) ORD Auth a \$10,000,000 Funding Contribution, Subj to Future Appropriation, to Shands Jacksonville Medical Center, Inc. (Shands) to Support the Construction of the UF Health Jacksonville Leon L. Haley, Jr., MD, Emergency Dept & Trauma Center (The “Haley Center”); Auth the City to Enter into a 5th Amend to the Capital Maintenance & Capital Improvements Costs Disbursement Agrmt btwn the City & Shands, Prov for the Addition of Construction of the Haley Center to the Scope of Work & an Increase to the Max Indebtedness of the Agrmt in the Amt of \$10,000,000, Subj to Future Appropriation, for a New Total Max Indebtedness of \$105,000,000; Prov for Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Direct Contract With Shands; Continued Oversight by Public Works (Staffopoulos) (Introduced by CP Freeman) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, R, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/6/23 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23
- 27.** [2023-0148](#) ORD Approp \$6,374,458.34 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury, & Allocating \$4,374,458.34 to the Housing & Community Dev Div of the Neighborhoods Dept & \$2,000,000 to the Social Svcs Div of the Parks, Recreation & Community Svcs Dept, to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County thru 9/30/23 in Accordance with the Emergency Rental Assistance Prog Estab by Sec 501, Division N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-054) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark Murray)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

28. [2023-0149](#)**EMERGENCY****Scrivener's**

ORD Adopt the City Council's 1, 3, & 5 Yr Strategic Plan; Setting the City Council's Top Budget Priorities for 23-24 FY; Encouraging the Mayor to Incorporate the Council Priorities into the 23-24 Budget; Waiving the Provision of Sec 106.110 (City Council Strategic Plan), Pt 1 (General Provisions), Ch 106 (Budget & Accounting Code), Ord Code, Requiring Submittal of the Strategic Plan with Corresponding Funding Requests to City Admin No Later than 2/15; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by the Finance Committee (CMs Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem)) (Co-Sponsors CMs Clark-Murray, Boylan, Newby & Howland)
2/28/23 CO Introduced: R, F
3/6/23 R Emergency/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

Scrivener's**Pg. 3, line 28: correct amount to \$45,000**

- **Waives the requirement in Code Section 106.110 (City Council Strategic Plan) that the City Council submit their funding requests for the strategic plan to the Administration no later than February 15th annually**
- **The nature of the emergency is that the redistricting process and related litigation caused a delay in the development of the Council's strategic plan and Council wishes to submit the funding requests to the Administration in a timely fashion for inclusion in the fiscal year 2023/24 budget**

29. [2023-0150](#)**2nd**

ORD Auth the Mayor, or His Designee, to Execute an Amendmnt 1 to Economic Dev Agrmt (Amendment 1) btwn the DIA, the City, & Regions Bank to Extend the Deadline for Submission of Developer's 1st DPRP Loan Request from 12/12/21 to 8/31/22, Accelerate the Deadline for Submission of All Other DPRP Loan Requests from 6/15/26 to 6/15/24, & Reduce the No. of Permitted Requests for DPRP Loans from 5 to 3; Auth Technical Changes to Amendment 1 (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

Council Auditor's Office**Bill 2023-89 – AR Polar Redevelopment Agreement****Summary:**

- Authorizes a redevelopment agreement between the City and AR Polar Jacksonville, LLC (“AR Polar”) to facilitate a property swap whereby the City will exchange a portion of a City-owned parcel located adjacent to WJCT currently being used as a retention pond (“Retention Pond Parcel”) for a portion of a riverfront parcel owned by AR Polar (“Fire Station Parcel”) in order to acquire land necessary to construct a new marine fire station to serve as the replacement of the former Metropolitan Park marine fire station.

City to receive:

- 1.60 acre portion of a riverfront parcel consisting of 1.20 acres of upland and 0.40 acres of submerged land for the new marine fire station (“Fire Station Parcel”)
- The appraised value of the Fire Station Parcel is \$3,941,000 (\$75/sq. ft. for the upland portion and \$2.43/sq. ft. for the submerged land)
- City must commence construction of the fire station by March 31, 2024 or Fire Station Parcel will revert to AR Polar
- Fire Station Parcel restricted to a fire station or other civic purpose for a term of 50 years

Other Project Components:

- City will make improvements to Festival Park Avenue at an estimated cost of \$1,772,781 (“Festival Park Improvements”), which will result in full signalized access to the WJCT property and Fire Station Parcel from Gator Bowl Boulevard, and also provide enhanced access to AR Polar’s property
- To date, \$15,450,000 has been appropriated in the CIP for the Metropolitan Park Replacement Fire Station, Fire Museum, and Dock project, with \$3,000,000 scheduled to be appropriated in the FY 23/24 CIP

AR Polar to receive:

- Option to purchase up to 4.75 acres of City owned Retention Pond Parcel:
 - Initial Option – 58,750 square feet (approximately 1.35 acres) filled in by the City at no cost to AR Polar (City to pay cost of filling in)
 - Second Option – up to 3.4 acres at \$38/sq. ft. if not filled in or \$52/sq. ft. if filled in by the City
- If AR Polar does not exercise the Initial Option, the City will pay AR Polar \$3,055,000 (subject to future appropriation by Council) to purchase the Fire Station Parcel (appraised value less half of the cost of the Festival Park Improvements which will benefit AR Polar)

Performance Schedule:

- Closing on Fire Station Parcel: Within 45 days of the effective date of the Redevelopment Agreement (RDA), but not later to March 31, 2023 unless mutually agreed to by the parties
- Completion of Festival Park Improvements: June 30, 2025
- Expiration of AR Polar’s Purchase Options: Five years from the effective date of the RDA
- Commencement of AR Polar’s Improvements: Within 10 years of closing on the Initial Option

NOTE: The next regular meeting will be held Tuesday, March 21, 2023.

*******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.