

DOWNTOWN INVESTMENT AUTHORITY

COMMITMENT TRACKING REPORT

8/23/2024

PROJECT (AS PREVIOUSLY APPROVED)	DIA RES	CITY ORD	ROI	FUNDED (Y OR N)	SOURCE OF FUNDING	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	Total
Iguana/Kids Kampus/Shipyards (Completion Grant)	2022-09-01	2022-871	1.13	N	General Fund	\$ -	\$ 25,834,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,834,886
One Riverside - Restaurant Completion Forgivable Loan	2021-08-01	2021-796	1.18	N	General Fund	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Union Terminal (DPRP)	2022-03-06	2022-319	0.81	N	General Fund	\$ 8,285,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,285,793
Home2Suites (DEDG)	2021-12-01	2022-316	1.34	N	General Fund	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 2,385,220
Central Nat'l Bank Historic (DPRP)	2022-07-02	2022-841	0.53	N	General Fund	\$ 5,814,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,814,697
525 W Beaver Street (DPRP)	2022-09-04	2023-268	0.71	N	General Fund	\$ 1,251,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,251,430
Jones Bros. (DPRP)	2023-05-03	2024-37	0.50	N	General Fund	\$ -	\$ 6,033,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,033,500
Greenleaf (DPRP)	2023-08-01	2024-36	0.60	N	General Fund	\$ -	\$ 4,969,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,969,900
Gateway N4 (Completion Grant)	4/12/2024	2024-0495	1.07	N	General Fund	\$ -	\$ -	\$ 6,844,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,844,000
Gateway N5 (Completion Grant)	4/12/2024	2024-0495	1.06	N	General Fund	\$ -	\$ -	\$ 1,906,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,906,000
Gateway N8 (Completion Grant)	4/12/2024	2024-0495	1.08	N	General Fund	\$ -	\$ -	\$-	\$ 25,557,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,557,000
Gateway N11 (Completion Grant)	4/12/2024	2024-0495	1.06	N	General Fund	\$ -	\$ -	\$ 4,639,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,639,000
SUBTOTAL (Future General Fund appropriation required)						\$ 16,340,442	\$ 37,076,808	\$ 13,627,522	\$ 25,795,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 94,271,426

Subject Legislation

PROJECT	DIA RES	CITY ORD	ROI	FUNDED (Y OR N)	SOURCE OF FUNDING	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	Total
Rise Doro	2024-06-01	2024-633	1.01	N	General Fund	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND PROPOSED BY THIS LEGISLATION						\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 3,000,000
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND (Fully Approved plus Proposed by Subject Legislation)						\$ 16,340,442	\$ 37,076,808	\$ 16,627,522	\$ 25,795,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 238,522	\$ 97,271,426

Lines shaded in pink are subject to cancellation

Council Auditor's Office
Collective Bargaining Agreements
Non-FRS Impact

The FY 24/25 Budget currently contains a Collective Bargaining Contingency in an amount of \$52 million to cover the salary and benefits of the public safety unions related to these agreements.

Below are the amounts calculated by Employee Services to show the impact of the new collective bargaining agreements. We materially agree with the amounts below for the salaries impact. The difference from this and the \$52 million is that there is also a savings of \$8.5 million for a reduction in health care contributions by the City which is partially offset by increased overtime and benefit costs due to the increased salaries.

Amounts Calculated by Employee Services

IAFF	FY 24/25	FY 25/26	FY 26/27
Salaries (12%, 5%, 5%)	\$ 18,258,000	\$ 8,520,400	\$ 8,946,420
Incentives/Other	\$ 2,176,088		
Annual Incremental Cost (not including FRS²)	\$ 20,434,088	\$ 8,520,400	\$ 8,946,420

FOP - Police	FY 24/25	FY 25/26	FY 26/27
Salaries (13%, 5%, 5%) ¹	\$ 24,181,788	\$ 10,509,777	\$ 11,035,266
Incentives/Other	\$ 371,644		
Annual Incremental Cost (not including FRS²)	\$ 24,553,432	\$ 10,509,777	\$ 11,035,266

FOP - Corrections	FY 24/25	FY 25/26	FY 26/27
Salaries (15%, 8.5%, 7%) ¹	\$ 9,325,664	\$ 6,077,224	\$ 5,430,179
Incentives/Other	\$ 7,920		
Annual Incremental Cost (not including FRS^{2,3})	\$ 9,333,584	\$ 6,077,224	\$ 5,430,179

Total Annual Incremental Cost (not including FRS²)	\$ 54,321,104	\$ 25,107,401	\$ 25,411,865
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Notes:

1	<p>Included in these cost estimates and the proposed agreements are increases in starting salaries for FOP unions (along with additional increases in the next few "steps" to account for current employees impacted by the increase in starting pay). The starting salary increases are:</p> <ul style="list-style-type: none"> - Police Officer: 24% increase from \$52,584 to \$65,208 - Corrections Officer: 26% increase from \$48,258 to \$60,807
2	<p>All new employees of the IAFF and FOP will be enrolled in FRS once the City makes the transition by 9/30/27. Current defined contribution employees will have the option to participate. The annual cost of employees joining FRS will greatly depend on the number of current employees who decide to join. A table is included on the next page showing the potential first year annual impact of employees joining FRS.</p> <p>Once all Public Safety employees are on FRS, the annual impact will be approximately \$100 million based on current staffing levels and the 10/1/26 salaries. Any future salary or staffing level increase will further increase this impact.</p>
3	<p>It is still being determined whether Corrections can be admitted into FRS. If not admitted to FRS, Employer Defined Contribution levels will increase based on years of service:</p> <ul style="list-style-type: none"> - Year 4 - 26% (a 1% increase) - Year 5+ - 27% (a 2% increase)

Council Auditor's Office
Collective Bargaining Agreements
FRS Impact

The below information calculated by our office is based on rolling the salaries forward based on current staffing levels, collective bargaining increases as of 10/1/26, and current FRS contribution rates. The main difference between our calculations and the calculations provided by Employee Services is that their numbers did not include the impact of overtime and some other items that are not currently pensionable under the City's pension plans (i.e., the City does not make a contribution on those earnings), but they will be pensionable under FRS.

Including Corrections

% Take of DC	IAFF	FOP - Police	FOP - Corrections	Total Annual Impact
0%	\$ -	\$ -	\$ -	\$ -
10%	\$ 1,800,000	\$ 1,700,000	\$ 800,000	\$ 4,300,000
20%	\$ 3,600,000	\$ 3,500,000	\$ 1,500,000	\$ 8,600,000
30%	\$ 5,400,000	\$ 5,200,000	\$ 2,300,000	\$ 12,900,000
40%	\$ 7,200,000	\$ 7,000,000	\$ 3,000,000	\$ 17,200,000
50%	\$ 9,000,000	\$ 8,700,000	\$ 3,800,000	\$ 21,500,000
60%	\$ 10,800,000	\$ 10,400,000	\$ 4,500,000	\$ 25,700,000
70%	\$ 12,600,000	\$ 12,200,000	\$ 5,300,000	\$ 30,100,000
80%	\$ 14,400,000	\$ 13,900,000	\$ 6,000,000	\$ 34,300,000
90%	\$ 16,200,000	\$ 15,600,000	\$ 6,800,000	\$ 38,600,000
100%	\$ 18,000,000	\$ 17,400,000	\$ 7,500,000	\$ 42,900,000

The annual impact will increase until all Public Safety (FOP and IAFF) employees are on FRS. Once that occurs, this will increase the annual impact to approximately \$100 million based on current staffing levels and the 10/1/26 salaries. Any future salary or staffing level increase will further increase this impact.

Excluding Corrections

% Take of DC	IAFF	FOP - Police	Total Annual Impact
0%	\$ -	\$ -	\$ -
10%	\$ 1,800,000	\$ 1,700,000	\$ 3,500,000
20%	\$ 3,600,000	\$ 3,500,000	\$ 7,100,000
30%	\$ 5,400,000	\$ 5,200,000	\$ 10,600,000
40%	\$ 7,200,000	\$ 7,000,000	\$ 14,200,000
50%	\$ 9,000,000	\$ 8,700,000	\$ 17,700,000
60%	\$ 10,800,000	\$ 10,400,000	\$ 21,200,000
70%	\$ 12,600,000	\$ 12,200,000	\$ 24,800,000
80%	\$ 14,400,000	\$ 13,900,000	\$ 28,300,000
90%	\$ 16,200,000	\$ 15,600,000	\$ 31,800,000
100%	\$ 18,000,000	\$ 17,400,000	\$ 35,400,000

The annual impact will increase until all Public Safety (FOP and IAFF, excluding Corrections) employees are on FRS. Once that occurs, this will increase the annual impact to approximately \$85 million based on current staffing levels and the 10/1/26 salaries. Any future salary or staffing level increase will further increase this impact.

Council Member Boylan

Amendment to Bill Number 2024-633; Redevelopment Agreement among Jacksonville Properties I, LLC, the City of Jacksonville, and the Downtown Investment Authority

Amend bill 2024-633 to:

1. Amend the bill to clarify that the \$3,000,000 Workforce Housing Completion Grant to be paid by the City shall be subject to a future appropriation therefor by City Council; and
2. Clarify that the \$1,000,000 Emergency Rapid Response Grant shall be paid by the Downtown Investment Authority in accordance with the requirements of the Redevelopment Agreement on file, which is anticipated to be at the financial closing for funding for the Project.

Introduced by the Council President at the request of the DIA:

ORDINANCE 2024-633

AN ORDINANCE MAKING CERTAIN FINDINGS AND AUTHORIZING THE MAYOR, OR HER DESIGNEE, TO EXECUTE: (1) A REDEVELOPMENT AGREEMENT ("REDEVELOPMENT AGREEMENT") AMONG THE CITY OF JACKSONVILLE ("CITY"), DOWNTOWN INVESTMENT AUTHORITY ("DIA"), AND JACKSONVILLE PROPERTIES I, LLC ("DEVELOPER"), WHICH REDEVELOPMENT AGREEMENT PROVIDES FOR THE CONSTRUCTION OF 240 MULTI-FAMILY RESIDENTIAL UNITS, A 280 SPACE STRUCTURED PARKING FACILITY, INCLUDING 7,400 SQUARE FEET OF RETAIL/RESTAURANT/LOUNGE SPACE, ("PROJECT") AT 930 E. ADAMS STREET ("PROJECT PARCEL"), WITHIN THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, AND (2) A LAND USE RESTRICTION AGREEMENT WITH A THIRTY YEAR TERM RESTRICTING RENTS OF FIFTEEN (15) 2-BEDROOM UNITS AND SEVENTY (70) 1-BEDROOM UNITS OF WORKFORCE HOUSING AT THE PROJECT; AUTHORIZING A SEVENTY-FIVE PERCENT, TWENTY YEAR, MULTI-FAMILY RECAPTURE ENHANCED VALUE (REV) GRANT IN THE MAXIMUM AMOUNT NOT TO EXCEED \$11,450,000 IN CONNECTION WITH THE PROJECT; AUTHORIZING A WORKFORCE HOUSING COMPLETION GRANT IN THE AMOUNT OF \$3,000,000 TO BE APPROPRIATED BY SUBSEQUENT LEGISLATION; AUTHORIZING AN EMERGENCY RAPID RESPONSE GRANT IN THE AMOUNT OF \$1,000,000 TO BE PAID BY THE DIA FROM THE NORTHBANK TAX

INCREDMENT DISTRICT TRUST FUND; FOR CITY
OVERSIGHT OF THE PROJECT BY THE DIA; AUTHORIZING
THE EXECUTION OF ALL DOCUMENTS RELATING TO THE
ABOVE AGREEMENTS AND TRANSACTIONS, AND
AUTHORIZING TECHNICAL CHANGES; WAIVER OF THAT
PORTION OF THE PUBLIC INVESTMENT POLICY ADOPTED
BY ORDINANCE 2024-286-E, AS AMENDED, TO
AUTHORIZE THE WORKFORCE HOUSING COMPLETION GRANT
AND THE EMERGENCY RAPID RESPONSE GRANT, WHICH
ARE NOT AUTHORIZED BY THE PUBLIC INVESTMENT
POLICY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jacksonville Properties I, LLC (the "Developer") has a
long-term ground lease of the land located generally at 930 E. Adams
Street in downtown Jacksonville (the "Project Parcel"); and

WHEREAS, the Developer was nearing completion on a mixed-use,
residential apartment complex located principally at the Project
Parcel before the development was largely destroyed by a tragic fire
in January 2024; and

WHEREAS, the Developer responded quickly to damage caused by the
fire and initiated rapid demolition of the affected structure to
minimize risk to the public and to minimize business disruption to
the surrounding business community, stadium, arena, and public
parking structures, and incurred additional cost in taking the quick
response measures; and

WHEREAS, the Developer wishes to move forward with redevelopment
of the mixed-use rental apartment facility at the Project Parcel,
despite significantly higher construction and financing costs; and

WHEREAS, Developer intends to construct a multi-family
residential unit apartment project with a minimum of 240 units, a
structured parking facility with a minimum of 280 spaces, and a

1 minimum of 7,400 square feet of retail/restaurant/lounge space (of
2 which 4,700 square feet shall be on the ground floor) on the Project
3 Parcel (collectively, the "Project"), at an estimated cost of
4 \$79,123,500; and

5 **WHEREAS**, the Developer has agreed to record a Land Use
6 Restrictive Agreement (the "LURA") in the public records of Duval
7 County, Florida, which sets forth the maximum rents for the workforce
8 housing at the Project Parcel for a term of thirty (30) years,
9 including not less than (1) fifteen (15) 2-bedroom units, and (2)
10 seventy (70) 1-bedroom units; and

11 **WHEREAS**, the Downtown Investment Authority ("DIA") has
12 considered the Developer's requests and has determined that the REV
13 Grant, workforce housing completion grant, and emergency rapid
14 response grant authorized hereby will enable the Developer to
15 construct the Project as described in the Redevelopment Agreement
16 among the City of Jacksonville ("City"), the DIA, and the Developer
17 (the "Redevelopment Agreement"); and

18 **WHEREAS**, the Project is consistent with the DIA BID Plan; and

19 **WHEREAS**, on June 6, 2024, the DIA approved a resolution (the
20 "Resolution") to enter into the Redevelopment Agreement, which is
21 attached hereto as **Exhibit 1**; and

22 **WHEREAS**, the City agrees to assume the obligations of the DIA
23 to pay the REV Grant in the event of the expiration or termination
24 of Downtown Northbank Community Redevelopment Area TIF during the
25 term of the REV Grant as set forth herein, all as more fully described
26 in the Redevelopment Agreement; and

27 **WHEREAS**, it has been determined to be in the interest of the
28 City to enter into the Redevelopment Agreement and approve of and
29 adopt the matters set forth in this Ordinance; now, therefore,

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

31 **Section 1. Findings.** It is hereby ascertained, determined,

1 found and declared as follows:

2
3 (a) The recitals set forth herein are true and correct.

4 (b) The Project will greatly enhance the City and otherwise
5 promote and further the municipal purposes of the City.

6 (c) The City's assistance for the Project will enable and
7 facilitate the Project, the Project will enhance and increase the
8 City's tax base and revenues, and the Project will improve the quality
9 of life necessary to encourage and attract business expansion in the
10 City.

11 (d) Enhancement of the City's tax base and revenues are matters
12 of State and City concern.

13 (e) The Developer is qualified to carry out the Project.

14 (f) The authorizations provided by this Ordinance are for public
15 uses and purposes for which the City may use its powers as a
16 municipality and as a political subdivision of the State of Florida
17 and may expend public funds, and the necessity in the public interest
18 for the provisions herein enacted is hereby declared as a matter of
19 legislative determination.

20 (g) This Ordinance is adopted pursuant to the provisions of
21 Chapters 163, 166 and 125, Florida Statutes, as amended, the City's
22 Charter, and other applicable provisions of law.

23 **Section 2. Execution of Agreements.** The Mayor (or her
24 authorized designee) and the Corporation Secretary are hereby
25 authorized to execute and deliver the Redevelopment Agreement
26 substantially in the form placed **On File** with the Legislative Services
27 Division (with such "technical" changes as herein authorized), and a
28 Land Use Restriction Agreement with terms consistent with the
29 Resolution and in form approved by the Office of General Counsel (the
30 "LURA" and together with the Redevelopment Agreement, the
31 "Agreements"), for the purpose of implementing the recommendations

1 of the DIA as further described in the Redevelopment Agreement.

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

18 **Section 3. Payment of REV Grant.**

19 (a) The REV Grant in the amount not to exceed \$11,450,000, the
20 terms of which are more specifically described in the Redevelopment
21 Agreement, shall not be deemed to constitute a debt, liability, or
22 obligation of the City or of the State of Florida or any political
23 subdivision thereof within the meaning of any constitutional or
24 statutory limitation, or a pledge of the faith and credit or taxing
25 power of the City or of the State of Florida or any political
26 subdivision thereof, but shall be payable solely from the funds
27 provided therefor as provided in this Section. The Redevelopment
28 Agreement shall contain a statement to the effect that the City shall
29 not be obligated to pay any installment of its financial assistance
30 to the Developer except from the non-ad valorem revenues or other
31 legally available funds provided for that purpose, that neither the

1 faith and credit nor the taxing power of the City or of the State of
2 Florida or any political subdivision thereof is pledged to the payment
3 of any portion of such financial assistance, and that the Developer,
4 or any person, firm or entity claiming by, through or under the
5 Developer, or any other person whomsoever, shall never have any right,
6 directly or indirectly, to compel the exercise of the ad valorem
7 taxing power of the City or of the State of Florida or any political
8 subdivision thereof for the payment of any portion of such financial
9 assistance.

10 (b) The DIA Board is hereby authorized to and shall disburse the
11 annual installments of the REV Grant to the Developer as provided in
12 this Section in accordance with this Ordinance and the Redevelopment
13 Agreement.

14 **Section 4. Payment of Workforce Housing Completion Grant.**

15 (a) The Workforce Housing Completion Grant shall not be deemed
16 to constitute a debt, liability, or obligation of the City or of the
17 State of Florida or any political subdivision thereof within the
18 meaning of any constitutional or statutory limitation, or a pledge of
19 the faith and credit or taxing power of the City or of the State of
20 Florida or any political subdivision thereof, but shall be payable
21 solely from the funds provided therefor as provided in this Section.
22 The Agreement shall contain a statement to the effect that the City
23 shall not be obligated to pay any installment of its financial
24 assistance to the Developer except from the non-ad valorem revenues
25 or other legally available funds provided for that purpose, that
26 neither the faith and credit nor the taxing power of the City or of
27 the State of Florida or any political subdivision thereof is pledged
28 to the payment of any portion of such financial assistance, and that
29 the Developer, or any person, firm or entity claiming by, through or
30 under the Developer, or any other person whomsoever, shall never have
31 any right, directly or indirectly, to compel the exercise of the ad

1 valorem taxing power of the City or of the State of Florida or any
2 political subdivision thereof for the payment of any portion of such
3 financial assistance.

4 (b) The Mayor, or her designee, is hereby authorized to and shall
5 disburse the Workforce Housing Completion Grant as provided in this
6 Section in accordance with this Ordinance and the Redevelopment
7 Agreement.

8 **Section 5. Payment of Emergency Rapid Response Grant.**

9 (a) The Emergency Rapid Response Grant shall not be deemed to
10 constitute a debt, liability, or obligation of the City or of the
11 State of Florida or any political subdivision thereof within the
12 meaning of any constitutional or statutory limitation, or a pledge of
13 the faith and credit or taxing power of the City or of the State of
14 Florida or any political subdivision thereof, but shall be payable
15 solely from the funds provided therefor as provided in this Section.
16 The Agreement shall contain a statement to the effect that the City
17 shall not be obligated to pay any installment of its financial
18 assistance to the Developer except from the non-ad valorem revenues
19 or other legally available funds provided for that purpose, that
20 neither the faith and credit nor the taxing power of the City or of
21 the State of Florida or any political subdivision thereof is pledged
22 to the payment of any portion of such financial assistance, and that
23 the Developer, or any person, firm or entity claiming by, through or
24 under the Developer, or any other person whomsoever, shall never have
25 any right, directly or indirectly, to compel the exercise of the ad
26 valorem taxing power of the City or of the State of Florida or any
27 political subdivision thereof for the payment of any portion of such
28 financial assistance.

29 (b) The ~~Mayor, or her designee,~~ DIA Board is hereby authorized to
30 and shall disburse the Emergency Rapid Response Grant as provided in
31 this Section in accordance with this Ordinance and the Redevelopment

1 Agreement, which is anticipated to be at financial closing of funding
2 for the Project.

3 **Section 6. Designation of Authorized Official and DIA as**
4 **Contract Monitor.** The Mayor is designated as the authorized official
5 of the City for the purpose of executing and delivering any contracts
6 and documents and furnishing such information, data and documents for
7 the Agreements and related documents as may be required and otherwise
8 to act as the authorized official of the City in connection with the
9 Agreements, and is further authorized to designate one or more other
10 officials of the City to exercise any of the foregoing authorizations
11 and to furnish or cause to be furnished such information and take or
12 cause to be taken such action as may be necessary to enable the City
13 to implement the Agreements according to their terms. The DIA is
14 hereby required to administer and monitor the Agreements and to handle
15 the City's responsibilities thereunder, including the City's
16 responsibilities under such Agreements working with and supported by
17 all relevant City departments.

18 **Section 7. Oversight Department.** The DIA shall oversee the
19 Project described herein.

20 **Section 8. Further Authorizations.** The Mayor, or her
21 designee, and the Corporation Secretary, are hereby authorized to
22 execute the Agreements and all other contracts and documents and
23 otherwise take all necessary action in connection therewith and
24 herewith. The Chief Executive Officer of the DIA, as contract
25 administrator, is authorized to negotiate and execute all necessary
26 changes and amendments to the Agreements and other contracts and
27 documents, to effectuate the purposes of this Ordinance, without
28 further Council action, provided such changes and amendments are
29 limited to amendments that are technical in nature (as described in
30 Section 2 hereof), and further provided that all such amendments
31 shall be subject to appropriate legal review and approval by the

1 General Counsel, or his or her designee, and all other appropriate
2 official action required by law.

3 **Section 9. Waiver of Public Investment Policy.** The
4 requirements of the Public Investment Policy adopted by City Council
5 Ordinance 2024-286-E, as amended, are waived to authorize the
6 Workforce Housing Completion Grant and Emergency Rapid Response Grant
7 that are not authorized pursuant to the Public Investment Policy.
8 The waiver is justified due to the fact that the Project will cause
9 an estimated private capital investment in the project of \$79,123,500
10 and result in increased ad valorem revenues to the City.

11 **Section 10. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

14
15 Form Approved:

16
17 _____
18 Office of General Counsel

19 Legislation Prepared By: Joelle J. Dillard

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Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor
Community Planning Division – Historic Preservation Section

RE: Confederate Street to Frazier Place - Road Renaming

DATE: March 27, 2024

Consistent with Chapter 745 of the Jacksonville Ordinance Code on addressing and street naming regulations, requests to rename streets require a review and recommendation from the Jacksonville Historic Preservation Commission. In making a report and recommendation, the Commission shall address the following criteria:

1. The origin of the street name
2. Any historical significance of the existing street name
3. Whether there are any historical structures or landmarks on the subject street
4. Whether the existing name is part of a common theme of street names throughout the community where such street is located
5. The age of the street name
6. Whether the street name is a duplicate street name

Current Street Name: Confederate Street

Proposed Street Name: Frazier Place

Reason for Change:

The request for the name change is to honor the life and legacy of Jacksonville native and civil rights advocate, Benjamin "Ben" Frazier. The change would rename the entire portion of Confederate Street between Hubbard Street and North Liberty Street.

Analysis:

Prior to being named Confederate Street, the subject street was originally named Park Terrace. Per Ordinance S-98 (Bill S-109), Park Terrace was renamed to Confederate Street in 1926. While it could not be confirmed by Staff, it is widely speculated that Park Terrace was renamed to Confederate Street due to its proximity to Confederate Park (renamed to Springfield Park in 2020 per Ordinance 2020-347).

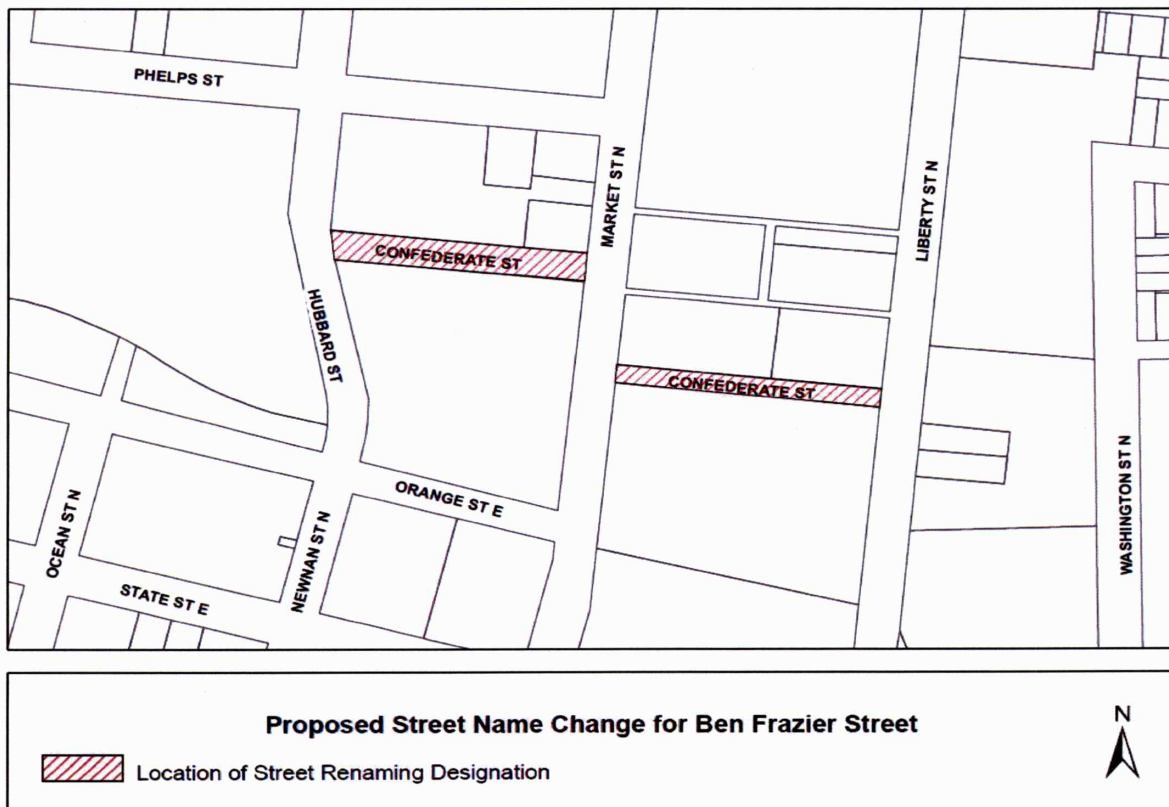
After opening in 1907, Confederate Park was originally named Dignan Park. It was not until 1914 after the United Confederate Veterans celebrated their 24th annual reunion at the park (with an estimated 52,000 visitors and 8,000 Confederate veterans in attendance) the City renamed the park to Confederate Park in 1914.

While several historic structures currently have frontage along this portion of the subject street, none of the structures have addresses under Confederate Street. The existing road name is also not part of a common theme of street names in the area, nor is it a duplicate street name.

Recommendation:

Based on the best evidence available, the Planning and Development Department has no objection to the proposed street name change from Confederate Street to Frazier Place as depicted in the location map.

Location Map





Facilitating positive change in the
Springfield Historic District since 1974.

SPRINGFIELD PRESERVATION
AND REVITALIZATION

February 19, 2024

Dear Council Member Peluso,

In June 2020, Springfield Preservation and Revitalization (SPAR) issued a letter requesting that Confederate Park be renamed to Springfield Park. At that time, we also noted that Confederate Street should be renamed. Today, we are requesting that “Confederate Street” be renamed to “Frazier Place” in honor of Ben Frazier. Please note that the street name should be “Frazier Place” (as opposed to “Ben Frazier Place”) in keeping with the historic pattern of one-word street names or numbered street names in Springfield.

With the renaming to Frazier Place, the last reference to the Confederacy will be removed from Springfield and no other renamings (of streets, parks, or other features of the neighborhood) should be needed except where necessary to restore the historic pattern of one-word street names or numbered street names in Springfield.

The renaming of Confederate Park and now, we hope, Confederate Street, is an important symbol of progress. Symbols matter; however, meaningful change also requires material investment in our public spaces. In the case of both the park and the street, years of disinvestment have resulted in public spaces that no longer serve the community. With the removal of the *Monument to the Women of the Southland*, there is an opportunity to invest in Springfield Park and add an amenity or artwork where the monument used to be. An appropriate investment might include turning the remaining edifice into a gazebo or lookout, commissioning a unifying piece of public art, etc., as well as work to prevent the consistent flooding that makes the park unusable for much of the year.

Similarly, for the street itself, an appropriate investment might include replacing the missing signage, repaving the street, repairing sidewalks and curbs, etc. We ask that you include a capital improvement project request in the next fiscal year budget to this effect so that both the park and the street can honor the community and civil rights activists who fought for them not only in name, but also in function.

As future changes and improvements occur in and around Springfield Park, and as we are the primary advocate for the Springfield community, we expect to be intimately involved at all stages in the process.

Sincerely,

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As substituted:

1. Include term end date for board members (September 30)
2. Clarify the Mayor's Office will provide administrative support to the Board
3. Clarify that a copy of the adopted strategic plan will be provided to the Mayor
4. Include financial information including funding appropriated and spent by program to the annual report minimum requirements
5. Clarify that the agencies listed within Sec. 85.111 will receive copies of amendments to the strategic plan
6. Clarify that the Mayor can make changes to the proposed budget submitted by Jacksonville Journey Forward
7. Change all references from trust fund to special revenue fund
8. Clarify Council appropriation is required for expenditures from the Jacksonville Journey Forward Special Revenue Fund
9. Clarify due dates for the following reports to Council
 - a. Presentation by Journey Forward Board to Rules Committee on the effectiveness of the intra-agency liaison relationships: due within three months of the close of the fiscal year, with first presentation due by 12/31/25
 - b. Presentation by KHA Board to Rules Committee on the effectiveness of the intra-agency liaison relationships: due within three months of the close of the fiscal year
 - c. Ex-Offender Program annual review and recommendations by Journey Forward: due no later than December 31, with first review due by 12/31/25
10. Correct scrivener's errors
11. Include the Superintendent of DCPS and Chief Judge as officials who can recommend board members to the Mayor
12. Remove requirement that the Grants and Contract Compliance Division present grant opportunities for review to Jacksonville Journey Forward
13. Remove requirement that the Director of the Parks, Recreation and Community Services Department present contracts or programs for review by the Jacksonville Journey Forward
14. Removes requirements that 1) the Library Board of Trustees implement and incorporate feedback from the Jacksonville Journey Forward and 2) the Library Director present library contracts or programs to the Jacksonville Journey Forward for review and recommendations
15. Revise Article 17 of the Charter to extend civil service system to employees of Jacksonville Journey Forward excluding executive director or professional employees.
16. Recitals –
 - a. On page 3, lines 1-6 – amend recital to state:
 - i. **"WHEREAS**, following the implementation of the Jacksonville Journey and substantial funding of crime reduction programs and accountability for administering those programs, there was a

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significant reduction in violent crime rate from 2011 ~~through 2016~~
until funding for the Jacksonville Journey programs was reduced or
eliminated and administrative budget cuts caused elimination of 147
police officer positions and 92 community service officer positions
from the Jacksonville Sheriff's Office; and"

17. Section 85.102 (Legislative findings and declaration) –

- a. On page 4, lines 25-30 – amend (3) to state:
 - i. “Following the implementation of Jacksonville Journey and substantial funding of crime reduction programs, ~~and accountability for administration of those programs, and use of intelligence-led and community-based policing,~~ the City of Jacksonville brought homicide and overall violent crime in Jacksonville to a 40-year low in ~~experienced a significant reduction in the violent crime rate from 2011 through 2016~~ until funding for the Jacksonville Journey was reduced substantially and administrative budget cuts caused elimination of 147 police officer positions and 92 community service officer positions from the Jacksonville Sheriff's Office; and"

18. Section 85.105 (Membership, organization, and meetings) –

- a. On page 6, lines 10-11 – amend subsection (a) to provide that 8 members will be appointed by Mayor and confirmed by Council and 3 members will be appointed by the Council President and confirmed by Council.
- b. On page 6, line 22 – amend subsection (a) to add “law enforcement” to list of areas of experience for board members.
- c. On page 6, line 31 through page 7, line 1 – amend subsection (c) to provide that board members may be removed by the Mayor or City Council (whomever appointed that seat).

19. Section 85.103 (Jacksonville Journey Forward established) –

- a. Clarify intent of Jacksonville Journey Board regarding its independence.

20. Add requirement that the Executive Director of Jacksonville Journey Forward will be subject to confirmation by City Council

21. Clarify the Council President will designate a Council liaison to the Jacksonville Journey Forward Board