

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, November 6, 2023

9:30 AM

**Council Chamber
1st Floor, City Hall**

Neighborhoods, Community Services, Public Health and Safety Committee

Michael Boylan, Chair

Will Lahnen, Vice Chair

Matt Carlucci

Tyrona Clark-Murray

Terrance Freeman, Excused Absence

Mike Gay

Jimmy Peluso

Legislative Assistant: Rebecca Bolton

Council Auditor's Office: Phillip Peterson, Asst. Council Auditor

Council Research: Eamon Webb

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Bill Delaney

Meeting Convened: 9:31 am

Meeting Adjourned: 11:08 am

Rollcall

Present: 6 - Chair Michael Boylan, Vice Chair Will Lahnen, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray, Council Member Mike Gay and Council Member Jimmy Peluso

Excused: 1 - Council Member Terrance Freeman

Attendance:

CP Salem Visiting

CM J. Carlucci 23-611

Presentation on Rebel Recovery Jax - Nikki Medina Rodriguez and Melissa Salazar

Nikki Medina Rodriguez, Director of Outreach of Rebel Recovery Florida, delivered a presentation to the committee about Rebel Recovery's work in assisting those struggling with substance abuse in the community. Ms. Rodriguez explained that Rebel Recovery is peer-led, meaning that those on its board have some history with substance abuse struggles, and provides low-barrier access, meaning that it attempts to make assistance to the targeted populations as easy as possible.

Ms. Rodriguez explained several programs run by Rebel Recovery, including a syringe exchange program designed to prevent overdoses and the spread of infectious and bloodborne illnesses such as HIV. Rebel Recovery also administers a Narcan distribution program. Duval County is designated an EHE (Ending the HIV Epidemic) County by the CDC, the only such county in Florida.

Ms. Rodriguez explained Rebel Recovery's ultimate goal to provide a full continuum of care to suffering populations and provided statistics explaining the impact of their Narcan distribution program.

CP Salem asked Ms. Rodriguez how Rebel Recovery is funded. Ms. Rodriguez explained that Lutheran Services Florida fully funds Rebel Recovery; the organization does not receive public funds.

CM Peluso commented that many of the businesses on Kings Street, including bars and restaurants, that distribute Narcan are within his district; he asked for clarification as to how Rebel Recovery coordinated with these businesses. Ms. Rodriguez explained that Rebel Recovery reaches out to these businesses, explains the community benefits of Narcan distribution, and offers these businesses to stock Narcan on-site. CM Peluso commended Rebel Recovery on their community involvement.

CM Peluso commented that critics of the program might comment that a syringe exchange program could result in increased syringe litter; Ms. Rodriguez cited a study done in Miami that resulted in an 11% decrease in syringe litter in the area.

CM Boylan commented that it is important that it is understood that Rebel Recovery currently receives no public funds, but it could in the future if the Council wishes to revisit previous discussions about assisting the organization.

Item/File No.	Title History
1. 2023-0020	<p>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 (Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code... (Hodges) (Introduced by CM Cumber) (Co-Sponsors CMs Salem, Carlucci & Gay)</p> <p>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 10/16/23 NCSPHS Substitute/Approve 6-0 10/16/23 R Substitute/Approve 7-0 10/17/23 F Substitute/Approve 7-0 10/17/23 TEU Substitute/Approve 6-0 10/24/23 CO Substitute/Rerefer to NCSPHS, F 17-0 11/6/23 NCSPHS Amend(2x)/Approve 7-0 11/7/23 F Amend(2x)/Approve 7-0 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23</p>

AMEND (2X)/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay, Peluso and Salem

Excused: 1 - Freeman

AMENDMENT #1

Include provision for owner direct purchases of supplies

AMENDMENT #2

Include Local Business Participation Policy

CM Gay introduced CM Gay Amendment #1 and CM Gay Amendment #3.

CM Gay thanked other council members and the community for their participation in the crafting of both amendments and expressed his opinion that the two amendments will benefit the City. He explained CM Gay Amendment #1, which requires that the Chief of Procurement ensure that the City leverage its tax-exempt status by utilizing owner-direct purchase programs on line items that reach or exceed \$100,000 or \$10,000 in JSEB set-aside contracts. The amendment allows the Chief to submit written justification to not utilize the program if he/she deems that the City's purchasing these supplies is not feasible, economical, or beneficial to the City's interests.

CP Salem stated that he believes this bill to be an example of compromise leading to a satisfactory legislative result. He thanked everyone for their work on the project and urged the committee to vote yes.

CM M. Carlucci asked Bill Delaney about the Mayoral administration's position on the bill, to which Mr. Delaney responded that the administration believes this bill to be a matter for the Council to decide.

CM M. Carlucci asked whether the owner-direct purchase program could pose problems with IRS compliance. Phillip Peterson of the Auditor's Office explained that because the City is directly purchasing items using its tax exempt status, it is in compliance with the IRS, and he explained that the bill was written in such a way to ensure compliance. CM M. Carlucci expressed support for the bill.

CM Lahnen stated that he is excited to support the bill.

The committee unanimously approved CM Gay Amendment #1.

CM Gay explained CM Gay Amendment #3, which requires that capital improvement projects of \$7,000,000 or more use local contractors in at least 40% of the initial award amount. The amendment gives the Chief of Procurement discretion to deem this local participation requirement not feasible, and in such circumstances the local participation threshold is decreased to 20%. Surrounding counties are considered local for purposes of this bill, as long as the surrounding counties reciprocate local preference to Duval County in similar programs.

CM Gay explained that he has been in contact with the Northeast Florida Regional Council, and they are in support of this legislation.

CM Boylan invited Dustin Freeman, Chief of the Procurement Division, and Lawsikia Hodges of the General Counsel's Office to explain definitions and the history of the bill. Mr. Freeman explained what CM Amendment #3 considered to be local, which includes Baker, Clay, Flagler, Nassau, St. Johns, Putnam, and Duval Counties. Ms. Hodges explained that former CM Cumber introduced the bill in January 2023, and CP Salem picked up the bill after her departure. She thanked all those involved for the hard work that went into the bill.

CM Boylan thanked Ms. Hodges and Jeff Clements, Chief of Research, for their hard work on the bill. CM M. Carlucci also thanked former CM Cumber for her role in introducing the bill.

CM Boylan explained that the bill will go into effect in February 2024, and reiterated CM M. Carlucci's gratitude to former CM Cumber.

The committee unanimously approved CM Gay Amendment #3.

2. [2023-0345](#) ORD Auth the Mayor, or His Designee, to Execute an Amendment 1 to 2nd Amend & Restated Redevelopment Agrmt by & Among the City, DIA, & Axis Hotels LLC to Extend the Building Improvements Completion Date from 6/30/23 to 9/30/23; Auth Tech Changes to Amendment 1; Prov a Deadline for Developer to Execute the Agrmt (Dillard) (Req of the DIA)
5/23/23 CO Introduced: NCSPHS, F
6/5/23 NCSPHS Read 2nd & Rerefer
6/6/23 F Read 2nd & Rerefer
6/13/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 6/13/23

DEFER

3. [2023-0441](#) ORD Approp \$2,392,309.57 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury to the Community Dev Fund Miscellaneous Grants & Aids Acct to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County Through 9/30/25, to be Administered by the Housing & Community Dev Div of the Neighborhoods Dept in Accord With the Emergency Rental Assistance Prog Estab by Sec 501, Div N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-102) (Staffopoulos) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
7/25/23 CO Introduced: NCSPHS, F, TEU
7/31/23 NCSPHS Read 2nd & Rerefer
8/1/23 F Read 2nd & Rerefer
8/1/23 TEU Read 2nd & Rerefer
8/8/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/8/23

DEFER

CM Boylan stated that this bill is being deferred so that Council members can have further conversations with the Neighborhoods Department on the recipient agencies' capacity to administer the received funds.

Chiquita Moore of the Neighborhoods Department explained that \$1 million of the funds were to go to Ability Housing, \$1 million were to go to the Jacksonville Housing Finance Authority, and the remaining funds were to go to the Jacksonville Community Land Trust.

CM Clark-Murray asked for clarification as to why the bill is being deferred, and Ms. Moore responded that Council members would like to have further conversations about the specifics of the funding recipients.

CP Salem suggested that the Neighborhoods Department contact the Special Committee on Homelessness and Affordable Housing, chaired by CM J. Carlucci.

4. [2023-0611](#) ORD Naming the City-Owned Bldg Located at 711 N Liberty St, Jax, FL 32202, in Council Dist 7, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, To Be Known As the "Joseph A. Carlucci Building" (Staffopoulos) (Introduced by CM J. Carlucci) (Co-Sponsor CMs Clark-Murray, Pittman, Miller, Carlucci, Lahnen, Peluso, Boylan, Johnson, Gay & Freeman) (JHPC Apv)
9/12/23 CO Introduced: NCSPHS, TEU
9/18/23 NCSPHS Read 2nd & Rerefer
9/19/23 TEU Read 2nd & Rerefer
9/26/23 CO Read 2nd & Rerefer
10/24/23 CO PH Addn'tl 11/14/23
11/6/23 NCSPHS Amend/Approve 6-0
11/7/23 TEU Amend/Approve 7-0
TEU PH Per Sec. 122.105 - 10/17/23
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 10/24/23
Public Hearing Add. Per Sec. 122.105 - 11/14/23

AMEND/APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

AMENDMENT

- 1. Attach Planning & Development Department Historic Preservation Section report as new Exhibit.**
- 2. Reflect the Historic Preservation Commission's recommendation of approval.**

CM Gay requested to be added as a co-sponsor.

CM J. Carlucci thanked everyone for their support of the bill, explained the importance of the bill to the community and to his family, and briefly explained the history of the bill. The building was originally occupied by what is now the Jacksonville Sheriff's Office but was converted to being the Florida Department of Law Enforcement's Northeast Regional Headquarters in 1984-85. The building was named the "Joseph A. Carlucci Building" in 1986 and was recognized by this name while occupied by the FDLE. However, the building has since been re-occupied by JSO, and the building no longer holds the distinction of the Joseph A. Carlucci name.

CM Peluso said that he understands and supports the re-naming of the building.

CM M. Carlucci expressed his support for the bill, stating that he was proud that this bill would be CM J. Carlucci's first bill and that CM J. Carlucci's grandparents would be proud of the bill's passing.

5. [2023-0616](#) ORD Naming a New Marina Located at 330 E Bay St, Jax, FL 32202, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, In Council Dist 7, to be Known as the "Hans G. Tanzler, Jr. Marina" (Lopera) (Introduced by CM Carlucci) (Co-Sponsors CMs Gay, Boylan, Clark-Murray, Lahnen, Howland & Pittman) (JHPC Apv)
9/12/23 CO Introduced: NCSPHS, TEU
9/18/23 NCSPHS Read 2nd & Rerefer
9/19/23 TEU Read 2nd & Rerefer
9/26/23 CO Read 2nd & Rerefer
10/24/23 CO PH Addn'tl 11/14/23
11/6/23 NCSPHS Amend/Approve 6-0
11/7/23 TEU Amend/Approve 7-0
TEU PH Per Sec. 122.105 - 10/17/23
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 10/24/23
Public Hearing Add. Per Sec. 122.105 - 11/14/23

AMEND/APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

AMENDMENT

- 1. Attach Planning & Development Department Historic Preservation Section report as new Exhibit.**
- 2. Reflect the Historic Preservation Commission's recommendation of approval.**

Phillip Peterson explained the amendment.

CM Boylan expressed his support for the bill.

CM M. Carlucci explained that Mayor Tanzler was a “knight in shining armor” for the City when it was in a time of crisis, mired by corruption. He realized at the Fiftieth Anniversary of Consolidation in Jacksonville that Mayor Tanzler’s legacy should be more prominently showcased. Considering Mayor Tanzler’s efforts to activate waterways utilization, having a marina bear his name is a fitting addition to his legacy.

CM Peluso expressed his support for the bill and commended Mayor Tanzler’s efforts of waterways activation.

CM Clark-Murray expressed that in her studies of City history, she had never encountered any blemishes on Mayor Tanzler’s record, despite the era generally being characterized by endemic corruption. She requested to be added as a co-sponsor and observed that a triathlon had recently swum in the river.

6. [2023-0621](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the “Agreement”), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)
9/12/23 CO Introduced: NCSPHS, F
9/18/23 NCSPHS Read 2nd & Rerefer
9/19/23 F Read 2nd & Rerefer
9/26/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

DEFER

7. [2023-0717](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Historic Landmark Desig by Ord 2021-377-E at 510 Julia St, Owned by 510 N Julia LLC; Prov for Exemption from that Portion of Ad Valorem Taxation Levied by the City on 100% of the Increase in Assessed Value Resulting from the Qualifying Improvement Proj, Pursuant to Sec 780.303, Ord Code; Prov for an Exemption Period of 10 Yrs Beginning January 1st of the Yr Following the Yr in Which the Council Enacts this Ord, Pursuant to Sec 780.304, Ord Code (Lopera) (Introduced by NCSPHS) (Co-Sponsor CM Peluso)
10/10/23 CO Introduced: NCSPHS, F

10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 10/24/23

DEFER

8. [2023-0718](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Historic Landmark & Landmark Site Desig by Ord 2006-859-E at 424 N Hogan St, Owned by 218 W Church LLC; Prov for Exemption from that Portion of Ad Valorem Taxation Levied by the City on 100% of the Increase in Assessed Value Resulting from the Qualifying Improvement Proj, Pursuant to Sec 780.303, Ord Code; Prov for an Exemption Period of 10 Yrs Beginning on January 1st of the Yr Following the Yr in Which the Council Enacts this Ord, Pursuant to Sec 780.304, Ord Code (Lopera) (Introduced by NCSPHS) (Co-Sponsor CM Peluso)
10/10/23 CO Introduced: NCSPHS, F
10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 10/24/23

DEFER

9. [2023-0719](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Historic Landmark Site Desig by Ord 2003-1410-E at 218 W Church St, Owned by 218 W Church LLC; Prov for Exemption from that Portion of Ad Valorem Taxation Levied by the City on 100% of the Increase in Assessed Value Resulting from the Qualifying Improvement Proj, Pursuant to Sec 780.303, Ord Code; Prov for an Exemption Period of 10 Yrs Beginning on January 1st of the Yr Following the Yr in Which the Council Enacts this Ord, Pursuant to Sec 780.304, Ord Code (Lopera) (Introduced by NCSPHS) (Co-Sponsor CM Peluso)
10/10/23 CO Introduced: NCSPHS, F
10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 10/24/23

DEFER

10. [2023-0722](#) ORD Approp \$162,000 from the Jax Rec & Environmental Land Acquisition Capital Projs Fund to the New Town Success Zone Park at Edward Waters University Proj; Prov for Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CM Clark-Murray) (Co-Sponsors CMs Carlucci, Pittman & Howland)
10/10/23 CO Introduced: NCSPHS, F, TEU
10/16/23 NCSPHS Read 2nd & Rerefer

10/17/23 F Read 2nd & Rerefer
10/17/23 TEU Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer
11/6/23 NCSPHS Amend/Approve 6-0
11/7/23 F Amend/Approve 6-0
11/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

AMEND/APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

AMENDMENT

Authorize amendment to current Joint Use Agreement with EWU to:

- a. Extend the term of the agreement by 20 years.**
 - b. Update description of improvements made to Park.**
- In 2012, City executed Agreement to provide \$175,000 for the installation of playscape and perimeter fencing in exchange for joint use of the Park through 2032**
 - EWU is responsible for maintenance and repair of current structures and facilities at the Park**

CM Clark-Murray explained the bill; the Council approved a sale of land to a private business in 2019 that was then in District 9 but, following 2023 redistricting, is now in District 7. She explained that this bill ensures that the money received through this 2019 acquisition would be used to maintain a park in the District near the location of the acquisition.

Phillip Peterson of the Auditor's Office explained the amendment, with the section of the amendment increasing City maximum indebtedness being struck from the amendment.

CM Boylan asked Mary Staffopoulos of the General Counsel's Office whether the Committee was in proper posture by voting on the amendment, striking the section about City indebtedness. Ms. Staffopoulos clarified that the Committee would be in proper posture voting on the amendment.

CM Peluso explained the history of his discussions with CM Clark-Murray on this bill, given that CM Peluso's district is the other district affected by this bill. He asked the Committee to support the bill.

Mia Hobby, Director of New Town Success Zone, spoke in support of the bill. She explained that this community has been affected by recent tragedy and that the children of the community deserve a safe place to play.

11. [2023-0739](#) RESO Desig 7893 Hogan Settlement Rd, Jax, FL, as a Brownfield Area for Environmental Rehab & Economic Development; Prov for Notification of Brownfield Site Rehab Agrmt (R.E. # 007618-0000) (Dist. 12-White) (Teal)

(Req of Mayor)
10/10/23 CO Introduced: NCSPHS, F, TEU
10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/17/23 TEU Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer Addn'tl 11/14/23
11/6/23 NCSPHS Approve 6-0
11/7/23 F Approve 6-0
11/7/23 TEU Approve 7-0
Public Hearings Pursuant to Sec 376.80, F.S.& Ch 166, F.S. - 10/24/23 &
11/14/23

APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

• Intended redevelopment of site is a 300+ unit multi-family residential development

Krista Fogarty of the Planning and Development Department spoke on both 2023-0739 and 2023-0740. She explained the process of a Brownfield designation and remediation.

CM Clark-Murray asked whether the City could be held liable if unexpected costs were to arise in the remediation process; Ms. Fogarty explained that the City would not be the responsible party. The City does not own land designated as Brownfield sites, but property owners seeking this designation must get Council approval.

Jason Teal of the General Counsel's Office explained that the property owners could be reimbursed by the state through the Brownfield remediation process, but the City does not become the legally responsible party through approving that property owners seek Brownfield designation.

12. [2023-0740](#) RESO Desig 1959 Kings Ave & 0 Kings Ave, Jax, FL, as a Brownfield Area for Environmental Rehab & Economic Development; Prov for Notification of Brownfield Site Rehab Agrmt (R.E. # 082062-000 & 082112-0000) (Dist. 5-J. Carlucci) (Teal) (Req of Mayor)
10/10/23 CO Introduced: NCSPHS, F, TEU
10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/17/23 TEU Read 2nd & Rerefer
10/24/23 CO PH Read 2nd & Rerefer Addn'tl 11/14/23
11/6/23 NCSPHS Approve 6-0
11/7/23 F Approve 6-0
11/7/23 TEU Approve 7-0
Public Hearings Pursuant to Sec 376.80, F.S.& Ch 166, F.S. - 10/24/23 &
11/14/23

APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

• Intended redevelopment of site is a mixed-use development, including commercial and office use

13. [2023-0741](#) RESO Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance by the JHFA of Its Homeowner Mortgage Revenue Bonds, in 1 or More Series, in an Aggregate Face Amt not to Exceed \$100,000,000 for the Purpose of Purchasing Mortgage Loans Originated by Participating Local Lending Institutions to Finance the Purchase or Rehab of New or Existing Owner-Occupied Residences Situated in Duval County, FL, or Purchasing Securities Guaranteed by the Federal Govt or Agencies Thereof or for the Purpose of Refunding Outstanding Bonds of the JHFA Previously Issued for Such Purpose; Req the Intro of a Reso of the Council of the City of Jax, FL, Apv the Issuance of the Bonds; Auth the Submission of a Request for a Private Activity Bond Volume Cap Allocation; Determining Credit Not Being Pledged (Hodges) (Req of JHFA)
10/10/23 CO Introduced: NCSPHS, F
10/16/23 NCSPHS Read 2nd & Rerefer
10/17/23 F Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/6/23 NCSPHS Approve 6-0
11/7/23 F Approve 6-0

APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Freeman

Travis Jeffrey of the Housing and Community Development Division introduced Barney Smith, Board Chair of JHFA to talk about the legislation.

Mr. Smith explained that this bill allows the JHFA to apply for additional bond capacity for single-family homes. The state establishes private activity bond allocation caps for various regions of the state, and JHFA can apply to receive unused funds from other regions' caps but needs Council approval in order to do so. Jacksonville has a bond capacity this year of about \$59.7 million, and this bill allows the JHFA to apply for up to \$100 million more in bond capacity from unused funds from elsewhere in the state. The JHFA has given out about \$116 million in single-family housing bonds given out the past decade.

CM Peluso asked why this bill specifically focused on single-family housing rather than multi-family housing. Mr. Smith explained that JHFA has over \$200 million in current bond capacity, much of which is available for multi-family housing.

CM M. Carlucci reminded the Committee that the JFHA was originally a creation of the City Council, not of the mayoral administration.

CM Clark-Murray asked if there is data available that tracks minority involvement in JFHA programs, and Mr. Smith responded that there is and that he could get his data to the Committee.

CM Boylan asked what the income maximum for the down payment assistance program was, and Mr. Smith responded that two-person households earning \$95,000 or less were eligible, and that three-or-more-person households earning \$110,000 or less were eligible. CM Boylan observed that more people should be taking advantage of this program.

14. [2023-0759](#) ORD Approp \$500,000 From the NW Jax OED Fund/Investment Pool Earnings for the Purpose of Prov a \$500,000 NW Jax Economic Dev Fund (NWJEDF) Forgivable Loan to First Coast No More Homeless Pets, Inc. in Connection With the Renovation & Expansion by Company of Its Existing Facility Located Generally at 6817 Norwood Ave; Apv & Auth Execution of Documents by the Mayor or Her Designee & Corp Sec; Auth Appvl of Technical Amends by the Executive Dir of OED; Waiver of NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended (B.T. 24-009) (Sawyer) (Req of Mayor)
10/24/23 CO Introduced: NCSPHS, R, F
11/6/23 NCSPHS Read 2nd & Rerefer
11/6/23 R Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

15. [2023-0760](#) ORD to Address Food Deserts, Approp \$150,000 From the NW OED Fund/Contingency to Prov Funding to JTA for the "Door-to-Store Program," a Component of the Full-Service Grocery Store Improvement Prog Established Under Ord 2019-812-E; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver that Certain Third Amended & Restated Funding

Agrmt Btwn the City & the JTA to Extend the Term of the Prog for an Additional 3 Yr Term; Prov for City Oversight & Prog Admin by OED (B.T. 24-010) (Sawyer) (Req of Mayor)
10/24/23 CO Introduced: NCSPHS, F, TEU
11/6/23 NCSPHS Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
11/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

16. [2023-0762](#) ORD Approp \$140,000, Including \$70,000 from the Council President's Designated Contingency & \$70,000 from the Mayor's Task Force Contingency Acct, to Prov Add'l Funding to the Women's Center of Jacksonville, Inc. for the Provision of Sexual Assault Forensic Medical Exams & Related Svcs; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute an 11th Amend to the Memorandum of Agrmt btwn the City & the Women's Center to Increase City's Max Indebtedness Under the Agrmt by an Add'l \$140,000 for a New Total Max Indebtedness Not-to-Exceed \$1,863,419; Prov for Oversight by the Parks, Recreation & Community Svcs Dept, Social Svcs Div (Staffopoulos) (Introduced by CM Salem) (Co-Sponsors CM Clark-Murray, Carlucci & Amaro)
10/24/23 CO Introduced: NCSPHS, R, F
11/6/23 NCSPHS Read 2nd & Rerefer
11/6/23 R Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

17. [2023-0764](#) ORD Approp \$284,000.00 From the Mayor's Task Force Contingency to the Special Events - Martin Luther King, Jr. Activities Budget to Support the MLK Week of Service Programming to Be Held 1/13/24 Thru 1/20/24 (B.T. 24-016) (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Peluso, Carlucci & Amaro)
10/24/23 CO Introduced: NCSPHS, R, F
11/6/23 NCSPHS Read 2nd & Rerefer
11/6/23 R Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

18. [2023-0766](#) ORD Appropriating \$1,813,000 From Gen Fund Operating - Fund Balance to Prov Funding for the City's Acquisition of .38± Acre Improved Parcel Located at 865 Golfair Blvd, Jax, FL (R.E. # 031960-0000) in Council Dist 10, to be Used as a Community Ctr or Public Bldg; Apv & Auth the Mayor, or Her Designee, &

the Corp Sec to Execute & Deliver That Certain Real Estate Purchase Agrmt btwn the City & SBPS 3 JI LLC, a FL Limited Liability Company, & All Closing & Other Docs Relating Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt to Purchase the Subj Property at the Negotiated Purchase Price of \$1,800,000; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Add the Project Entitled "Brentwood Community Center" & to Reflect this Approp of Funds to the Proj; Prov for Oversight by the Real Estate Div & Parks, Recreation, & Community Svcs Dept (B.T. 24-017) (Hodges) (Req of Mayor) (Co-Sponsor CM Carlucci)

10/24/23 CO Introduced: NCSPHS, F, TEU

11/6/23 NCSPHS Read 2nd & Rerefer

11/7/23 F Read 2nd & Rerefer

11/7/23 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

CM M. Carlucci stated that there have been many questions from constituents about various issues regarding this property, including whether it was a Brownfield environmental rehabilitation site and about the specifics of the planned use of the property.

Renee Hunter of Public Works explained that the medical examiner is not planning to use this property as a "morgue," and instead the building originally planned by the owner of the property to be used as a liquor store will be developed into a community center. She stated that the property is designated as a Brownfield site, as the property was at one point a gas station. However, all traces of petroleum have been removed from the property, and the state is responsible for the financing of the environmental rehabilitation.

CM M. Carlucci observed that the process of deciding how to use this property has been contentious and stated that he believes that the status of this property should be explained in public hearing before the full Council. Bill Delaney, Council Liaison of the Mayoral Administration, explained that he would be happy to give such an explanation.

CM Boylan said that the medical examiner's use of the property could bring job opportunities to the area.

CM Clark-Murray stated that this situation is why the Planning Commission is important; the Planning Commission did not listen to the community's desire originally regarding the planned use for the liquor store.

CM Gay agreed with CM Clark-Murray that the proposed liquor store was in neglect of the constituency's will, and he questioned why it was the City's responsibility to buy the property as a result of these past mistakes.

Ms. Hunter explained that the state is paying for the environmental rehabilitation of the site. Mr. Delaney stated that the City is paying for the original mistake in the liquor store planned use, but this deal before the Committee is the one that is on the table.

19. [2023-0767](#) ORD Approp \$3,979,060 from the Marine Fire Station #68 Proj & \$2,000,000 from the Fire Station #48 - New Construction Proj to Prov a Contribution of \$5,979,060 to JaxPort to Prov Matching Funding for a Federal Grant Received by Jaxport to Design, Engineer, and Construct a New Fire Station #48 at Blount Island; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect the Approp of Funds Auth Herein; Amend Ord 2023-504-E, the FY 23-24 Budget Ord, to Replace Revised Schedule B4 to Reflect the Approp of Funds Auth Herein; Prov for a Carryover of Funds to FY 24-25; Auth the City to Enter Into a Funding Agrmt with JaxPort as Further Detailed Therein; Auth the City to Enter into a Lease Agrmt with JaxPort for the New Fire Station #48 for an Initial Term of 30 Yrs at a Rate of \$1 Per Yr; Prov for Oversight by Finance & Admin Dept as to the Funding Agrmt; Prov for Oversight by JFRD as to the Lease Agrmt (B.T. 24-015) (Wilson) (Req of Mayor & Co-Introduced by CMs Salem White, Gay & Miller)
10/24/23 CO Introduced: NCSPHS, F, TEU

11/6/23 NCSPHS Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
11/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

READ 2ND & REREFER

20. [2023-0779](#) RESO Desig 5079 W Beaver St (R.E. # 059273-0000), Jax, FL, in Council Dist 9, as a Brownfield Area for Environmental Rehab & Economic Dev; Prov for Notification of Brownfield Site Rehab Agrmt (Teal) (Req of Mayor)
10/24/23 CO Introduced: NCSPHS, F, TEU
11/6/23 NCSPHS Read 2nd & Rerefer
11/7/23 F Read 2nd & Rerefer
11/7/23 TEU Read 2nd & Rerefer
Public Hearings Pursuant to Sec 376.80, F.S.& Ch 166, F.S. - 11/14/23 & 11/28/23

READ 2ND & REREFER

*****Note: Items may be added at the discretion of the Chair.*****

Public Comment:

Carnell Oliver spoke in opposition to bill 2023-0020, stating that he would like to see greater transparency in how the City awards contracts and for more opportunities to go to minority-owned businesses. Regarding minority-owned business preference, he stated that he understands that there may be an issue in how his idea interacts with state law and suggests that the Council go to the state legislature to change any relevant law. He also spoke in regards to the County Constitution and suggested that the City increase the size of the City Council, similar to Nashville, to correct dilution in minority representation.

John Nooney spoke in support of 2023-0616, saying he looks forward to the DIA's approval of creating zones allowing open containers of alcohol near waterways. He approved of Mayor Tanzler's efforts of waterways activation and believes that Jacksonville's waterways will bring positive economic benefits to the City.

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.

Minutes by:

Eamon Webb
EWebb@coj.net(904) 255-5140
Posted 11/7/23, 12:00 PM

NOTE: The next regular meeting will be held Monday, November 20, 2023.