

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, April 1, 2024

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
Rory Diamond
Terrance Freeman
Mike Gay*

*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: Scott Wilson*

Meeting Convened: 9:30 AM

Meeting Adjourned: 11:51 AM

Rollcall

Present: 7 - Chair Michael Boylan, Vice Chair Will Lahnen, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray, Council Member Terrance Freeman, Council Member Mike Gay and Council Member Rory Diamond

Attendance:

CP Salem - 2024-166, 2024-209, & 2024-253

CM Peluso - 2024-253 & 2024-254

Item/File No.	Title History
1. 2023-0621	<p>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)</p> <p>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</p>
DEFER	
2. 2024-0166	<p>ORD Approp: (1) \$300,000 from the Council President's Designated Contingency, & (2) \$200,000 from the Resiliency Infrastructure Improvements Proj into the Planning & Development Resiliency Office - Other Professional Svcs Acct, for a Total of \$500,000, in Order to Procure the Svcs of a Planning Consultant to Create an Urban Forestry Mgmt Plan (UFMP) for the City; Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds; Prov for Carryover of Funds to FY 24-25; Prov for Oversight by the Planning & Development Dept (Grandin) (Introduced by CM Salem)</p> <p>2/27/24 CO Introduced: NCSPHS, R, F 3/4/24 NCSPHS Read 2nd & Rerefer 3/4/24 R Read 2nd & Rerefer</p>

3/5/24 F Read 2nd & Rerefer
3/12/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Withdraw 8-0
4/1/24 R Withdraw 7-0
4/2/24 F Withdraw 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

WITHDRAW

Aye: 8 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay, Diamond and Salem

Scrivener's

1. Pg. 3, line 27, strike "to" and insert "from"
2. Pg. 4, lines 22 and 23, strike "2024-505-E" and insert "2023-505-E"

• Funding will be used to develop a strategic plan for urban forest management to identify a series of practical and quantifiable steps that guide activities and resources to accomplish predetermined outcomes, outline the time frame of implementation, and identify the responsible agency or partnership

CP Salem explained why this bill was being withdrawn. He explained that CM Freeman had expressed concern about this project utilizing Council President Contingency dollars, and after meetings with the administration, it was determined that the whole \$500,000 could be funded using CIP dollars.

CM Boylan noted this withdrawal would not prevent the plan from being completed; Anne Coglianese explained the importance of the plan and that it is appropriate for the plan to be fully funded by CIP dollars.

CM Freeman thanked CP Salem and the administration for working together to find a compromise. He stated that he understands the importance of the work and supports it.

CM Boylan noted that it was previously thought that the funds used for this plan could not use CIP dollars; Mr. Peterson explained that after conversations with the administration that explained that this project will globally affect every CIP project moving forward, it was deemed that using CIP funds is appropriate.

3. [2024-0168](#) ORD Transferring \$802,300.54 in Federal Grant Funds from Permanent & Probationary Salaries & Associated Fringe Benefits to Contractual Svcs to Expand the City's Existing Contract with Family Foundations of Northeast Florida, Inc. to Provide Intervention & Prevention Svcs to High Risk Participants; Auth Positions; Invoking the Exemption in Sec 126.107 (e) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code; Apv & Auth the Mayor, or her Designee, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & Family Foundations of

Northeast Florida, Inc.; Prov Oversight by the Grants & Contracts Compliance Div of the Finance & Administration Dept; Prov for Carryover of Funds to FY 24-25 (B.T. 24-048) (R.C. 24-075) (Wilson) (Req of Mayor)
2/27/24 CO Introduced: NCSPHS, R, F
3/4/24 NCSPHS Read 2nd & Rerefer
3/4/24 R Read 2nd & Rerefer
3/5/24 F Read 2nd & Rerefer
3/12/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-0
4/1/24 R Amend/Approve 7-0
4/2/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

- 1. Clarify that \$22,175.54 of the reallocated grant funds will be used for pension costs for a grant-funded position and \$780,125 will be used for contractual services**
- 2. Clarify that the contractual services funding will be used for a new contract with Family Foundations, not expansion of an existing contract**
- 3. Clarify that the Family Foundations contract will be for a not to exceed amount of \$1,348,456 (\$568,331 of which was previously appropriated by Ord. 2023-188-E)**
- 4. Attach Revised Exhibit 3 (Family Foundations contract) to correct the format from a grant agreement to services contract, correct the term, maximum indebtedness, scope, and budget, and incorporate the federal award conditions**
- 5. Correct scrivener's error**

- Reallocates \$802,300.54 in federal grant funds previously appropriated by Ord. 2023-188-E for salaries and benefits to contractual services (\$780,125) and pension costs for the grant-funded position (\$22,175.54) related to the Mayor's Violence Reduction Center**
- Authorizes a contract with Family Foundations to provide mental health and financial wellness services to program participants**
- Reauthorizes one full time position to be funded from the grant**

Phillip Peterson of the Council Auditor's Office explained the amendment.

CM Diamond noted that these funds were wholly federal grant funds and stated his support for the bill.

CM Clark-Murray requested that Senator Audrey Gibson, Chief of Grants and Contract Compliance, speak on the bill. CM Clark-Murray asked how "high-risk" participants will be identified through the program, and Senator Gibson stated that potential participants are identified when they come into contact with law enforcement. She added that the entity provides mental health services and that this program would be a continuation.

CM Boylan asked Senator Gibson whether the project had already been approved by DOJ, and Senator Gibson responded that it had.

The amendment was unanimously approved by the Committee.

4. [2024-0198](#) ORD Estab the FY 24-25 Categories of Most Vulnerable Persons & Needs for PSG Appropriations in Accordance with Ch 118 (City Grants), Ord Code, & Estab a Recommended Funding Amt for the Micro-Grant Pilot Program (Staffopoulos) (Req of PSG Council)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-0
4/2/24 F Amend/Approve 6-0-1 (Pittman)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

1. Increase the Micro-Grant allocation to \$280,000

- **Proposed categories and percentage funding for FY 24/25 Public Service Grants are:**
 - **Acute - 30%**
 - **Prevention and Diversion - 40%**
 - **Self-Sufficiency and Stability - 30%**
- **\$200,000 of the total amount to be budgeted for Public Service Grants in the FY 24/25 budget will be allocated to the Micro-Grant Pilot Program**

CM Boylan noted that there was amendment to the bill; John Snyder with Public Service Grant Council staff explained that the amendment would include an escalator in the requested funding for next year's budget cycle from \$200,000 to \$280,000. The amendment was unanimously approved by the Committee.

CM Diamond expressed his support for the grant program, noting that constituents who supported in the program widely believed the program to be fair.

CM Freeman stated that an original feature of the Micro-Grant Program was to not set a budgeted amount and then have the Council decide yearly on its funding amount. He stated that he would like to have a further conversation with PSG staff to reconcile the amendment with the original purpose of the program.

CM Boylan asked Mary Staffopoulos of the Office of the General Counsel to clarify whether the original program had established accelerated funding amounts yearly; Ms. Staffopoulos explained that there were separate pieces of legislation that 1) identified the categories of funding recipients and the percentages of appropriated funding that they would receive and 2) allocated separate funds to the Micro-Grant Program. She stated that the legislation appropriating funds to the Micro-Grant Program did not acknowledge an escalator of funds. CM Boylan asked Mr. Snyder the purpose of the additional \$80,000 that would be added through the escalator, and Mr. Snyder answered that the RFP issued was a partnership between the PSG Council and Kids Hope Alliance and would reflect an increased grant pool.

Phillip Peterson of the Council Auditor's Office explained that the original bill set the categories of vulnerable persons and the fourth category for the Micro-Grants Program without a clarified funding source. \$200,000 had been found for the Micro-Grant Program in the 2022-2023 Fiscal Year, and then the Finance Committee set aside \$200,000 of the \$9 million allocated to PSG through the 2023-2024 Fiscal Year budget for the program. The PSG Council and the Office of Grants and Contract Compliance issued an RFP that included a three-year plan that included \$280,000 for the following year and \$350,000 for the last year; the amendment to this bill would reflect that the PSG is requesting the \$280,000 for the upcoming fiscal year.

CM Freeman stated that this three-year plan gave him "heartburn." He asked how many organizations are funded through the Micro-Grant Program; Mr. Snyder stated that there are eight agencies funded through the Division of Grants and Contract Compliance and eight agencies funded through KHA. The eight agencies funded through the Division of Grants and Contract Compliance have received funds through the original \$200,000 and KHA has provided additional funds for the eight other programs.

CM Freeman noted that the original legislation had incorporated a PTE position who was meant to serve as a liaison between the City and community regarding the PSG process but that this position was no longer active. He stated that this process was meant to be competitive and constantly bringing in new organizations to apply for funding; it was not meant to be a stable group of eight organizations.

CM Carlucci noted that these organizations were graded as part of the PSG process and were not given sole-source contracts. He added that it was likely that the administration would continue replenishing funds for the PSG grant. Mr. Snyder stated a main purpose of the Micro-Grant program was to

familiarize smaller non-profits with the PSG process so that they could perhaps apply for larger grants in the future.

5. [2024-0199](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver an Amend 3 to Lease Agrmt btwn the City & Grace Aerospace LLC, Extending the Term of the Lease to 3/31/27 with Respect to the Leased Space Located in Bldg 905, with 2 1-Yr Renewal Options, at a Monthly Rental Rate of \$16,464.73, with 3% Annual Rent Increases, & with a Common Area Maintenance Fee of \$200.00 Per Month, & Requiring Tenant to Surrender All Leased Space Located in Bldg 905-1, Each Bldg Located Generally at 13541 Lake Newman St, Jax, FL, in Cecil Commerce Ctr; Prov for City Oversight by OED (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0
4/2/24 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

Authorizes an Amendment Three to the lease agreement between the City and Grace Aerospace LLC to:

- 1) Extend the term of the lease from 3/31/24 to 3/31/27 and provide for two 1-year renewal options**
- 2) Remove Building 905-1 from the leased premises effective April 1, 2024 (previously included 2,500 sq. ft. of industrial space and 1,773 sq. ft. of office space)**
- 3) Provide for annual rent of \$15,696.57 for industrial space (\$6.96/sq. ft) and \$768.16 for storage space (\$2.81/sq. ft.) plus applicable sales tax beginning April 2024 and annual rent escalations of 3%**
- 4) Provide for a continued monthly common area maintenance fee of \$200**

6. [2024-0200](#) ORD Approp \$544,427.00 in Grant Funding From the U.S. DOJ, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Prog, to Fund Various Progs & Activities Aimed at Crime Control & Prevention & Improving Public Safety in Duval County; Auth Positions; Prov for Oversight by the Office of Grants & Contract Compliance of the Finance & Admin Dept (B.T. 24-070) (R.C. 24-038) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0

4/2/24 F Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

Scrivener's

Change "Office of Grants and Contract Compliance" to "Grants and Contract Compliance Division"

• This grant requires no City match

7. [2024-0201](#) ORD Approp \$284,508.81, Consisting of \$98,000.00 from the Insured Progs Fund - Premium Paid Property Acct to the Self Insurance Fund - Other Professional Svcs Acct to Fund Onsite Physical Therapy & Industrial Performance Prog Svcs Provided to JFRD, & \$186,508.81 btwn Expenditure Accts Within the Insured Progs Fund to Increase Budgeted Amounts Based on Actuals (B.T. 24-078) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-0
4/2/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

Correct amount on pg. 2, line 5 to \$23,020.81

CM Boylan explained the amendment; the amendment was unanimously approved by the Committee.

8. [2024-0202](#) ORD Allocating \$78,443.00 in Grant Funds From the U.S. Dept of Health & Human Svcs HIV Emergency Relief Proj Grant, Originally Approp Pursuant to Ord 2023-504-E for the Ryan White HIV/AIDS Pt A Prog, to Fund a New FT Accountant Senior Position Within the Social Svcs Div of the Parks, Recreation & Community Svcs Dept, With No Local Match Required, to Support the Prog; Purpose of Approp; Auth Said Accountant Senior Position (B.T. 24-060) (R.C. 24-064) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, R, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/18/24 R Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer

4/1/24 NCSPHS Approve 7-0
4/1/24 R Approve 7-0
4/2/24 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

Scrivener's

1. Pg. 1, line 5: strike "ALLOCATING" and insert "APPROPRIATING"
2. Pg. 1, line 9 and pg. 2, line 4: insert "SCHEDULE B1A OF" before "ORDINANCE"
3. Pg. 2, line 1: strike "allocation" and insert "appropriation"

Daryl Joseph, Director of Parks, Recreation, and Community Services, explained the bill, an appropriation of federal grant funds for HIV emergency relief.

9. [2024-0203](#) ORD Approp \$800,000.00 From the Solid Waste Disposal Fund to Pay for the Purchase of Recycle Carts & for Necessary Temp Residential Solid Waste Collections in FY 23-24 (B.T. 24-076) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F, TEU
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/19/24 TEU Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

DEFER

10. [2024-0206](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a Locally-Funded Agrmt (Lump-Sum) btwn FDOT & the City Pursuant to Which the City Agrees to Pay FDOT \$2,500,000 for Certain Roadway Improvements; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F, TEU
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/19/24 TEU Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0
4/2/24 F Approve 7-0
4/2/24 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

• Funding was previously appropriated as part of the Old Middleburg 103rd - Branam Field - 01 project

Steve Long, Operations Director of the Public Works Department, explained the bill, an agreement to transfer City funds to FDOT for roadway improvements.

11. [2024-0207](#) ORD Approp \$500,000.00, Including \$250,000.00 in Grant Funds Awarded by the FL Dept of Environmental Protection, Office of Resilience & Coastal Protection, & \$250,000.00 from the City Resiliency Infrastructure Improvements Proj Fund for the City Match, for the Huguenot Memorial Park - Shoreline Enhancement Proj; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (B.T. 24-075) (Dillard) (Req of Mayor) (Co-Sponsor CM Clark-Murray) (JWC Apv)
3/12/24 CO Introduced: NCSPHS, F, JWC
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-0
4/2/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

- 1. Pg. 1, line 11 and pg. 2, line 6: strike “FUND”**
- 2. Attach revised Exhibit 2 (CIP sheets) to correct previous funding amount for the Resiliency Infrastructure Improvements project**

• The Parks, Recreation and Community Services Department estimates that future construction costs will be between \$7 million and \$16 million depending on the solution chosen and is exploring state and federal funding opportunities

Daryl Joseph, Director of the Department of Parks, Recreation, and Community Services, explained that this bill would fund a study to assess the harms of erosion at Huguenot Park.

CM Boylan noted that this study presented a large Capital Improvement Plan commitment, and Mr. Joseph stated that this commitment would help the City to apply for federal grants to mitigate the harms of erosion in the area.

The amendment was unanimously approved by the Committee.

12. [2024-0208](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute: (1) an
-

Amendment 1 to Amended & Restated Redev Agrmt btwn the City & Armory Redevelopment Associates, LLC; & (2) an Amendment 1 to Amended & Restated Lease Agrmt btwn the City & Armory Redevelopment Associates, LLC, to Extend the Contingency Period to Obtain Zoning & Financing for the Improvements; Desig OED as Contract Monitor for the Amended RDA, Amended Lease Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Dept of Public Works & OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (Sawyer) (Req of Mayor)

3/12/24 CO Introduced: NCSPHS, F

3/18/24 NCSPHS Read 2nd & Rerefer

3/19/24 F Read 2nd & Rerefer

3/26/24 CO PH Read 2nd & Rerefer

4/1/24 NCSPHS Amend/Approve 6-1 (Diamond)

4/2/24 F Amend/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

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

Nay: 1 - Diamond

AMENDMENT

1. Correct scrivener's errors

2. Place revised Amendment One to the Amended and Restated Lease on file to change the expiration of the Contingency Period to seven months from the execution of the amendment by all parties

Scrivener's

1. Pg. 2, lines 26-27: strike "Amended RDA and Amended Lease Agreement" and insert "Amendment One to the Amended RDA and Amendment One to the Amended Lease Agreement"

2. Pg. 4, line 14: strike "Section 2" and insert "Section 1"

3. Correct section numbering

• Authorizes an Amendment One to the Amended and Restated Redevelopment Agreement and the Amended and Restated Lease for the Armory development to:

- Extend the expiration of the Contingency Period from 9/28/23 to seven months from the enactment date of the ordinance (the Developer must provide binding commitments for funding of at least \$20 million by the expiration of the Contingency Period)

- Strike Section 14.8 of the lease which required the City to reinstate the terminated lease or enter into a new lease with a leasehold mortgagee if the lease is terminated due to an event of default

- Replace Exhibit A to the lease to include a more detailed legal description of the leased premises

CM Lahnen asked what would happen if Armory Redevelopment Associates, LLC was not able to secure the necessary funding for the redevelopment project; Ed Randolph of the Office of Economic Development stated that the agreement between the City and this corporation would then be null and void.

Mr. Randolph stated that it was also the desire of the Office of Economic Development to change the deadline for the end of the contingency period, and CM Lahnen introduced a floor amendment with this language (to change the expiration of the Contingency Period to seven months from the execution of the amendment by all parties). The amendment was unanimously approved by the Committee.

CM Diamond stated that he does not typically support these types of economic redevelopment agreements, explaining that the Council often extends their deadlines to "kick the can down the road." Mr. Randolph explained that the extension was needed because the City did not have fee title ownership of the property upon the original passage of the economic redevelopment agreement.

13. [2024-0209](#) ORD Approp \$18,429,138.41, Including (1) \$11,554,138.41 from the Projs Titled McCoy's Creek Improvements/Pipe Removal, Kernan Blvd Widen - 4 Lanes DVD - JTB & McCormick, Hammond Blvd Wall, University Blvd & Jack Rd, San Jose Blvd - New, St. Johns Bluff Rd - New Sidewalk ES, St. Johns Bluff Rd - New Sidewalk WS, Biscayne Blvd Sidewalk - New & Emerald Trail - S-Line Connector to the Projs Titled McCoy's Creek Greenway - Outfall Improvements With Riverwalk, Park St Road Diet, McCoy's Creek Channel Improvements/Restoration, Ranch Rd - Duval to Tradeport - Sidewalks - Mobility DD, Armsdale Rd - Duval Road Improvements, Duval Road Improvements - btwn Airport Ctr & Main, & Emerald Trail Model Mile Proj... (B.T. 24-065) (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Peluso & Gaffney, Jr.) (JWC Apv)
3/12/24 CO Introduced: NCSPHS, F, TEU, JWC
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/19/24 TEU Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-1 (Diamond)
4/2/24 F Amend/Approve 6-0
4/2/24 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

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

Nay: 1 - Diamond

AMENDMENT

1. Attach Revised Exhibit 1 (BT) to correct account codes to align with debt and non-debt funding sources

2. Attach Revised Exhibit 2 (CIP Sheets) to correctly reflect current and prior appropriations

• Transfers funding from closed or completed projects to current projects that need additional funding and returns certain funds (\$527,303.74) to the account of origin for future appropriation

Phillip Peterson of the Council Auditor's Office explained the amendment; the amendment was unanimously approved by the Committee.

Nina Sickler, Director of Public Works, explained that this bill moved funds from completed projects or projects that no longer needed funds to critically important projects that lacked funds. CM Boylan clarified that some of these projects "no longer needed" funds and were not necessarily completed but came in under the original budgeted amount. He asked whether the administration is continuing to seek out unspent dollars in previous appropriations; Ms. Sickler stated that it is.

CM Diamond congratulated the administration on finding projects that came in under budget, noting the rarity of this occurrence. He asked about the process for determining the projects that would be receiving these funds, and Ms. Sickler stated that these were high-priority projects at-risk of not being completed due to lack of funds. CM Diamond asked how programs were deemed "critical" or "high-priority," and Ms. Sickler answered that many of these programs were in underserved neighborhoods or were critical to City Resiliency plans. CM Diamond opined that this decision was a policy decision made by the administration to prioritize certain neighborhoods over others.

CM Boylan noted that the projects that needed these additional funds were running over their originally-appropriated amount; he asked whether projects in other districts also often ran over-budget. Ms. Sickler stated that projects in other districts also needed funds and that the administration did take account district to try to ensure equitable distribution of funds. The projects receiving funds through this legislation were at the top of the list of projects deemed critical by the administration.

CP Salem explained that he had asked CM Howland and Mike Weinstein to complete a study on the CIP, which had not been done since Lori Boyer was Council President. He stated that he had discussions with the administration about the funding of these projects now instead of waiting for the next budget cycle, noting that many were critical to the successful completion of the Emerald Trail.

CM Carlucci stated that he understands CM Diamond's concern, but he felt that districts in the urban core had been underfunded for many years. Districts with more recent private development also would have infrastructure that was built concurrent with this development, whereas neighborhoods that had less private development needed public investment to catch up with other neighborhoods. He added that the McCoys Creek project in particular was an emergency, as the current state of the creek presented safety concerns to the neighborhood.

CM Lahnen stated that this is a "good news" bill; it is essentially \$18 million of cost avoidance.

CM Gay stated that he would like a complete outlook of the entire City in the future. He stated that District 2's infrastructure had not kept up with private development, as mobility fees collected in District 2 are often used outside of the district, as Council districts and mobility zones differ in their borders.

CM Diamond expressed interest in seeing a historical study on the amount of funds appropriated to infrastructure projects in various districts. He stated that citizens of the Beaches are double-taxed and are not seeing the benefit of their taxes. Mr. Peterson stated that a historical study would be an impossible task, as CIP projects were not tracked by district prior to the last five years. Ms. Sickler

stated that the Department of Public Works could show district-level data to present this information to the Council.

CM Freeman asked whether there was a comprehensive list of projects that were completed under budget. Ms. Sickler answered that she could provide this list to the Council. CM Freeman noted that the administration should develop a standard operating procedure for determining critical projects, and Ms. Sickler stated that the administration moving forward could make all Council Members aware of available funding for infrastructure projects freed up as a result of other projects going under budget.

CM Carlucci stated that the money needed to go somewhere and that these neighborhoods in the old public core needed public investment, as their private investment had lagged behind suburban neighborhoods as a result of white flight. He stated that he understood CM Gay's concerns about infrastructure in his district but that money going toward the old public core was needed and long overdue.

CP Salem stated that these projects were deemed emergency projects that are ongoing and needed funding immediately. He added that there will be additional funding in the future for CIP projects in various districts across the City; he encouraged Council Members to meet with the administration to receive more information on these projects and other potential funding opportunities for projects in their districts.

14. [2024-0210](#) ORD Approp \$60,000, Including \$10,000 to Sigma Beta Club of Jacksonville Inc., \$10,000 to Delta Sigma Theta Sorority, Inc., Jax Alumnae Chapter, \$10,000 to Kappa Alpha Psi Jacksonville Foundation, Inc., \$10,000 to Beta Alpha Zeta Chapter of Zeta Phi Beta Sorority, Inc., \$10,000 to Omegas 4 Change, Inc. (Affiliate of Omega Psi Phi Theta Phi Chapter, Inc.), & \$10,000 to Alpha-Jax Foundation, Inc. (Gamma Rho Omega Chapter, Inc. Of Alpha Kappa Alpha Sorority), From Designated Contingency Accts Within the General Fund to the Private Orgs Acct Within the KHA Fund to Provide Funding for Various Youth Progs & Svcs as Described Herein; Amend the 4th Revised Schedule M to Ord 2023-511-E; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for Direct Contracts...Prov for Oversight by KHA (Staffopoulos) (Introduced by CM Johnson) (Co-Sponsors CMs Peluso, Carrico, Pittman & Gaffney, Jr.)
3/12/24 CO Introduced: NCSPHS, R, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/18/24 R Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Approve 6-1 (Gay)
4/1/24 R Approve 6-0
4/2/24 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman and Diamond

Nay: 1 - Gay

Scrivener's

Pg. 1, line 17: insert "SUBSIDIES AND CONTRIBUTIONS TO" after "THE"

• Appropriates \$60,000 from designated contingency accounts within the General Fund to the Kids Hope Alliance Fund to provide \$10,000 to each of the six organizations listed below for the following purposes:

- Sigma Beta Club of Jacksonville Inc. – reimburse costs for up to 20 participants to attend a leadership retreat

- Delta Sigma Theta Sorority, Inc., Jacksonville Alumnae Chapter – reimburse ten \$1,000 scholarships for higher education expenses

- Kappa Alpha Psi Jacksonville Foundation, Incorporated – reimburse costs for up to 40 participants to attend leadership retreats

- Beta Alpha Zeta Chapter of Zeta Phi Beta Sorority, Inc. – reimburse five \$2,000 scholarships for higher education expenses

- Omegas 4 Change, Inc. (Affiliate of Omega Psi Phi Theta Phi Chapter, Inc.) – reimburse costs for up to 20 participants to attend a college and civil rights tour

- Alpha-Jax Foundation, Inc. (Gamma Rho Omega Chapter, Inc. of Alpha Kappa Alpha Sorority) – reimburse costs related to meal distribution at high-poverty elementary schools

• Waives the requirement in 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 the six organizations listed above

Phillip Peterson of the Council Auditor's Office explained the bill; it brought funds above the line for organizations that had previously been identified by Council Member Johnson.

CM Clark-Murray asked from where these funds were being drawn; Mr. Peterson stated that CM Johnson requested these funds when the Finance Committee directed Council Members to submit requests for enhancements in their district up to the amount of \$200,000.

CM Diamond stated that he would not be supporting the bill because of the waiver of the competitive bid process.

CM Freeman expressed his support for the bill; he wanted to be consistent in supporting Council Member's enhancement projects.

CM Boylan stated that he understands CM Diamond's concern about waiving the competitive bid process, and he stated that if Council Members receive discretionary funds for their districts in the future in a similar manner, the Council should decide then a better policy regarding the competitive bid requirement.

15. [2024-0212](#) ORD-MC Auth a Special Assessment on Hospitals Licensed by the Agency for Healthcare Admin to Fund the Low-Income Pool Prog; Incorporating Recitals; Estab Authority & Findings; Recognizing No Financial Impact to the City;

Creating a New Ch 492 (Low-Income Pool Assessment); Including Purpose & Authority; Identifying the Requirements for the Special Assessment; Prov Exhibit 1 Listing the Properties to Be Assessed; Auth Annual Signing of the AHCA Letter of Agrmt & the Dispersing of Funds; Prov Procedures for Collection of the Assessments; Including Codification Instructions (Bowles) (Req of Mayor) (Co-Sponsor CM Gaffney, Jr.)
3/12/24 CO Introduced: NCSPHS, R, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/18/24 R Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
4/1/24 NCSPHS Amend/Approve 7-0
4/1/24 R Amend/Approve 7-0
4/2/24 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

1. Clarify the funds generated as a result of the special assessment will be held in a separate account
2. Remove references to exhibits in the new Code sections and reference within bill instead
3. Clarify that participating hospitals are located within Duval County
4. Correct scrivener's errors

- Authorizes a special assessment on participating Duval County Agency for Health Care Administration (AHCA) licensed hospitals to help fund the cost of uncompensated care provided to uninsured patients that do not qualify for Medicaid
- This special assessment will be in addition to the special assessment previously authorized through Ord. 2021-456-E which covers the uncompensated care related to Medicaid patients (Directed Payment Program)

Phillip Peterson explained the amendment; the amendment was unanimously approved by the Committee.

16. [2024-0219](#) RESO Upon an Acknowledgement of Due Authorization & the Making of Findings, Apv the Issuance by the JHFA of Its Multifamily Housing Rev Bonds (Egret Landing), Series 2024, in an Aggregate Principal Amount Not to Exceed \$17,000,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Construction of a Multifamily Residential Housing Facility for Elderly Families of Low, Middle or Moderate Income, to Be Located at 5804 & 5806 North Main St, Jax, Duval County, FL, 32208, & to Be Commonly Known as "Egret Landing"; Determining Credit Not Being Pledged (Wilson) (Req of JHFA)

3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0
4/2/24 F Approve 6-0

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

- **Approximately 88 units**
- **Acquisition and construction of a new multifamily residential housing facility**
- **100% of the units will be reserved for households at or below 60% AMI and at least one resident 55 years of age or older**

Phillip Peterson of the Council Auditor's Office explained bills 2024-0219, 2024-0220, and 2024-0221, which were all similar bills authorizing the issuance of JHFA bonds to fund the development of affordable housing projects.

CM Diamond stated that he supports this funding structure for development, as it involves zero City liability.

CM Clark-Murray clarified with Mr. Peterson that these bills only authorized the issuance of bonds; Phillip Peterson stated that this was the case and that these were privately-owned facilities.

CM Carlucci noted that the JHFA was originally formed via the City Council and that it has done good work in creatively promoting housing development.

17. [2024-0220](#) RESO Upon an Acknowledgement of Due Authorization & the Making of Findings, Apv the Issuance by the JHFA of Its Multifamily Housing Rev Bonds (Hollybrook Homes Apartments), Series 2024, in an Aggregate Principal Amount Not to Exceed \$26,279,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Rehab of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to Be Located at 104 King St, Jax, Duval County, FL, 32204, & to Be Commonly Known as “Hollybrook Homes Apartments”; Determining Credit Not Being Pledged (Wilson) (Req of JHFA)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0
4/2/24 F Approve 6-0

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

Scrivener's

Pg. 2 line 12, and Pg. 3 line 20, strike "construction" and insert "rehabilitation"

- **Approximately 182 units**
- **Acquisition and rehabilitation of an existing multifamily residential housing facility**
- **100% of the units will be reserved for households at or below 60% AMI**

Phillip Peterson of the Council Auditor's Office explained bills 2024-0219, 2024-0220, and 2024-0221, which were all similar bills authorizing the issuance of JHFA bonds to fund the development of affordable housing projects.

18. [2024-0221](#) RESO Upon an Acknowledgement of Due Authorization & the Making of Findings, Apv the Issuance by the JHFA of Its Multifamily Housing Rev Bonds (Sulzbacher Enterprise Village), Series 2024, in an Aggregate Principal Amount Not to Exceed \$16,000,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Construction of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to Be Located at Walgreen Rd, Approximately 2,150 ft North of the Intersection of Walgreen Rd & Golfair Blvd, Jax, Duval County, FL, 32209, & to Be Commonly Known as "Sulzbacher Enterprise Village"; Determining Credit Not Being Pledged (Wilson) (Req of JHFA)
3/12/24 CO Introduced: NCSPHS, F
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/26/24 CO Read 2nd & Rerefer
4/1/24 NCSPHS Approve 7-0
4/2/24 F Approve 6-0

APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

- **Approximately 100 units**
- **Acquisition and construction of an existing multifamily residential housing facility**
- **100% of the units will be reserved for households at or below 60% AMI**

Phillip Peterson of the Council Auditor's Office explained bills 2024-0219, 2024-0220, and 2024-0221, which were all similar bills authorizing the issuance of JHFA bonds to fund the development of affordable housing projects.

19. [2024-0248](#) ORD Auth the Mayor to Apply to the FL Dept of Environmental Protection (FDEP) for Grant Funding through the Readiness & Recreation Initiative Grant Prog Funded by the Dept of the Interior, National Park Svc, & the Dept of Defense, & Committing to Undertake a Future Proj to Acquire & Develop 57±

Acres of Property (R.E. # 168281-0000 & R.E. # 168437-0000) Located Adjacent to Naval Station Mayport Along S.R. A1A Subject to the Grant Award; Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver All Grant Agrmts btwn the City & FDEP, as Well as All Docs Related to Such Grants; Acknowledging Willingness to Amend the City's CIP to Include the Proj; Prov for City Oversight by the Dept of Parks, Recreation, & Community Svcs; Req 1-Cycle Emergency Passage (Dillard) (Req of Mayor) (Co-Sponsors CMs Diamond, Lahnen, Freeman, Boylan, Clark-Murray, Carlucci, Carrico, Howland, Arias, Pittman & Gaffney, Jr.)

3/26/24 CO Introduced: NCSPHS, F, TEU

4/1/24 NCSPHS Emergency/Amend/Approve 7-0

4/2/24 F Emergency/Amend/Approve 6-0

4/2/24 TEU Emergency/Amend/Approve 6-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

EMERGENCY/AMEND/APPROVE

Aye: 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

AMENDMENT

1. Reflect that the Project, inclusive of acquisition and development, is anticipated to cost \$1,875,000 as follows:

a. 50% acquisition cost of \$625,000 (to be funded through Federal Grant)

b. Passive Recreational Improvements of \$1,250,000 (100% City funded)

2. Attach Revised Exhibit 2 (Project Information Sheet) to reflect planned recreational improvements

3. Correct Scrivener's

- **City will apply to FDEP for grant funding and commits to undertake a future project to acquire and develop approximately 57 acres adjacent to Naval Station Mayport**
- **Property would be open to the public for passive recreation and access to the water**
- **Grant would require the City to complete recreational improvement within 3 years**
- **The US Navy has committed to paying 50% (\$625,000) of the acquisition cost at closing**
- **The nature of the emergency is that the deadline for the Program grant application is April 15th**

Phillip Peterson of the Council Auditor's Office explained the emergency; the emergency was unanimously approved by the Committee.

Mr. Peterson explained the amendment; the amendment was unanimously approved by the Committee.

CM Diamond requested to be added as a co-sponsor. He noted that this utilized federal dollars and that the proposed park would be frequented by military families.

CMs Lahnen, Carlucci, and Clark-Murray requested to be added as co-sponsors.

CM Clark-Murray noted that Brian Burket, Waterfront Project Manager, had given a presentation on this grant application at the Jacksonville Waterways Commission. She also noted that this park would be in Council Member Diamond's district.

Brian Burket, Waterfront Project Manager, thanked the Committee for its support; he explained the grant opportunity and its timeline. He described the property, which included 57 acres, 5 to 7 of which could be built into a passive recreation park. He stated that the Navy will oversee the project and that all parties have been supportive in the process. If the grant is awarded, the City will receive the funds back to complete the passive recreation park on the property. CM Clark-Murray described this situation as "double savings."

CMs Gay and Boylan requested to be added as co-sponsors.

20. [2024-0249](#) ORD Approp \$179,000.00 in Available Interest Revenue from the Duval County Tax Collector Interest Earnings TCSG Tax Collector General Operations - Financial & Admin 361105 Acct to Provide Funding for Build-Out Costs of the 1st Floor of the Yates Bldg to Serve as the Duval County Tax Collector's Reception & Waiting Area, Drop-Off Locker for Car Dealers & Title Svc Office; Purpose of Approp; Prov for Carryover of Funds Into FY 24-25 (B.T. 24-067) (Wilson) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

READ 2ND & REREFER

21. [2024-0252](#) ORD Approp \$100,000 From the Council President's Designated Contingency to the Mental Health Offender Prog (MHOP) to Pay for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc. for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders through the MHOP; Apv, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a 6th Amendment to the Svcs Contract btwn the City & Sulzbacher for the Continued Provision of Svcs for the MHOP; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Sulzbacher; Prov for Contract Oversight by the Grants & Contract Compliance Div

(Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM White)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/1/24 R Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

READ 2ND & REREFER

22. [2024-0253](#) ORD Approp \$200,000 from the Council President’s Designated Contingency to the General Fund Operating Contractual Svcs Acct Within the Planning & Development Dept to Procure the Professional Svcs of Community Planning Collaborative LLC, to Conduct a Community Engagement & Visioning Study to Develop a Roadmap for Revitalization & Development in Durkeeville; Prov for Carryover of Funds to 4/30/25; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With Community Planning Collaborative LLC; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a Contract With Community Planning Collaborative LLC, for the Provision of Professional Svcs to Complete the Study; Prov for Oversight by the Planning & Development Dept; Req 1-Cycle Emergency Passage (Staffopoulos) (Introduced by CMs Peluso & Salem) (Co-Sponsors CMs Clark-Murray, Carlucci, Johnson & Pittman)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Emergency/Approve 6-2 (Diamond, Gay)
4/1/24 R Emergency/Approve 7-0
4/2/24 F Emergency/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

EMERGENCY/APPROVE

Aye: 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman and Salem

Nay: 2 - Gay and Diamond

- **The contractor will assist the City, the Jacksonville Housing Authority, and the Neighborhood Alliance Development Corporation to develop the Miracle on Myrtle study**
- **A one cycle emergency has been requested in order to allow Community Planning Collaborative LLC to begin the study as soon as possible**

Phillip Peterson of the Council Auditor's Office explained the emergency, and the emergency was unanimously approved by the Committee.

CM Peluso explained that this bill will fund a community assessment study for the Durkeeville community. He noted that this study would make recommendations regarding publicly-owned spaces in the neighborhood and would be an attempt to recreate the Hope VI model. The contracted entity would prioritize community engagement throughout this process.

CM Boylan asked about the entity contracted to do this work, and CM Peluso explained that Community Planning Collaborative, LLC's CEO, Ennis Davis, was an urban planner with many years of urban planning experience who had worked with Groundwork Jacksonville in the past and had specialized experience in working with majority-black neighborhoods to develop revitalization plans.

CM Clark-Murray noted a constituent's concern about infrastructure not being a priority in these types of development projects; CM Peluso noted that infrastructure would be among the three "pillars" of the plan: JHA projects, social services, and CIP/infrastructure projects.

CM Diamond expressed concern about this project entailing a direct contract with Community Planning Collaborative; he asked about the rationale for structuring this bill as a direct contract. CM Peluso noted Ennis Davis' prior work in this field and the time-sensitive nature of the project. CM Diamond posited that the Council may have received a better price through a competitive process. CM Peluso noted that the language specified that the funds "were not to exceed" \$200,000.

CM Freeman noted that a rising tide lifts all boats and that there were many projects throughout the urban core, including many on the S-Line Rail, that would benefit from such a community study. CM Peluso stated that he did not have specifics regarding projects in other areas but that he would be in favor of using additional funds to conduct similar studies in other neighborhoods. CM Freeman added that he thinks holistic, community-wide thinking is important; he also stated that he shares CM Diamond's concern about sole-source contracts but supports the bill.

CM Carlucci expressed his support for the bill. He explained his prior experience with Ennis Davis, noting his brilliance. He added that he believes that the Council has been "willy-nilly" on and inconsistently concerned about direct contracts as of late.

CM Gay said that he is also concerned about the sole-source contract; he asked whether JSEBs had been considered in the process and whether this contract would be in compliance with JSEB requirements. CM Peluso stated that a few JSEBs might have been able to do the work but that Ennis Davis' experience and familiarity with the neighborhood made him a clear choice for this project. He added that JSEBs would have opportunities to participate in the housing projects recommended by the study.

CM Carlucci noted that investment into the old public core could be a good topic for a future presentation.

CMs Clark-Murray and Carlucci requested to be added as co-sponsors.

CM Boylan asked whether CM Peluso would support an amendment to the bill to change the direct

contract to a competitive bid. CM Peluso stated that he would not support this change, as the bill was time-sensitive and already being considered as an emergency. CM Boylan suggested working on the Scope of Services included in the project to appease any doubts regarding the bill.

CM Diamond stated that he would not be supporting the bill because of the sole-source nature of the contract.

CM Carlucci reiterated that the Council has not been "serious" about its concerns regarding sole-source contracts and that he has full confidence in Ennis Davis' ability to complete this work.

CM Freeman reiterated his support for the bill but added that it is better to be willing to "massage" a bill to ensure its passage. He suggested that Council Members could meet with Ennis Davis before voting on the bill at full Council. He also stated his support for ensuring JSEB participation in City contracts, and he agreed that investment into the old public core would be a good topic for a report or presentation.

CM Boylan requested that Ennis Davis provide background on the project and answer the Committee's questions. Ennis Davis stated that he had 23 years of work experience in urban planning and had worked in Jacksonville in the Historic Eastside neighborhood with HUD's Choice Neighborhoods program. He added that he has done similar work outside of Jacksonville as well nationally, including in Gainesville.

CP Salem stated that the comment that the project might not cost the full appropriated \$200,000 bothered him; he asked about the administrative oversight that this project would receive. Phillip Peterson of the Council Auditor's Office noted that there were nine tasks in the project's Scope of Services and that funding for these nine tasks added up to the full \$200,000. CM Boylan asked whether the amount was a quote from Ennis Davis, and Mr. Davis stated that it was -- he attempted to build in some leeway regarding these funding numbers. CM Boylan commented that a presentation or report to the Committee at project completion might be a good idea.

CM Boylan stated that the JSEB issue still concerned him. CM Gay added that Gregory Grant, JSEB Administrative Director, should be kept informed regarding this project and matters of procurement more generally. CM Boylan stated that he would also like to see a report of JSEBs who could potentially be included in this work.

23. [2024-0254](#) ORD Approp \$80,000, Including \$50,000 to Riverside-Avondale Preservation, Inc. (RAP), \$20,000 to Springfield Preservation & Revitalization Council, Inc. (SPAR) & \$10,000 to Murray Hill Preservation Association of Jax, FL, Inc. (MHPA), from Designated Contingency Accts Within the General Fund to the General Fund Operating - Misc Grants & Aids Acct to Provide Funding for Various Svcs & Initiatives as Described Herein; Prov for Carryover of Funds to 12/31/24; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for Direct Contracts With RAP, SPAR & MHPA, for the Svcs & Initiatives Described Herein; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for Direct Contracts With RAP, SPAR &

MHPA; Waiving Sec 118.602 (Responsibility), Pt 6 (Cultural Service Grant Program)...Prov for Oversight by the Grants & Contract Compliance Div of the Finance & Admin Dept; Req 1-Cycle Emergency Passage (Staffopoulos) (Introduced by CM Peluso)

3/26/24 CO Introduced: NCSPHS, R, F

4/1/24 NCSPHS Emergency/Approve 5-2 (Diamond, Gay)

4/1/24 R Emergency/Approve 7-0

4/2/24 F Emergency/Approve 7-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

EMERGENCY/APPROVE

Aye: 5 - Boylan, Lahnen, Carlucci, Clark-Murray and Freeman

Nay: 2 - Gay and Diamond

- **Appropriates \$75,000 from a contingency established for a Neighborhood Investment Micro Grant Program and \$5,000 from a contingency established for Community Development Corporation Capacity Building Grants for:**
 - **Riverside-Avondale Preservation, Inc. (RAP) (\$50,000)**
 - **Springfield Preservation and Revitalization Council, Inc. (SPAR) (\$20,000)**
 - **Murray Hill Preservation Association of Jacksonville, Florida, Inc. (MHPA) (\$10,000)**
- **RAP will use the funding for maintenance and repairs and capital outlay (trash cans, lamppost banners, landscaping materials, artwork, etc.)**
- **SPAR will use the funding to design and hang banners on historic light poles**
- **MHPA will use the funding for professional fees and services for branding and website design**
- **Authorizes carryover of funds to FY 24/25 to allow the City grants to be spent through December 31, 2024**
- **Waives the requirement in Code Sec. 118.107 that City funds appropriated to nonprofit organizations shall be subject to a competitive evaluated award process to authorize direct contracts with RAP, SPAR, and MHPA**
- **Waives the provision in Code Sec. 118.602 that no cultural organization may make a request for operating, program, or special project support except through an allocation from the Cultural Service Grant and Capital Grant Program in order to allow for direct contracts with RAP and SPAR**
- **A one cycle emergency has been requested in order to allow the funded organizations to begin work as soon as possible**

Phillip Peterson of the Council Auditor's Office explained the emergency, and the emergency was unanimously approved by the Committee.

CM Peluso explained that the purpose of this bill was to uplift the included neighborhood associations; these enhancements were agreed upon during the budget process.

Mr. Peterson clarified the funding sources for these appropriations; \$75,000 were from a neighborhood microgrant program and \$5,000 were from a community development corporation capacity building grants program, and all were previously budget funds being moved above the line.

Mary Staffopoulos of the Office of the General Counsel explained that the legislation included findings of public purpose relating to the logo for Murray Hill preservation. CM Peluso stated that the marketing of Murray Hill preservation and ensuring community buy-in was a sufficient public purpose for this appropriation.

CM Diamond stated that he would not be supporting this bill; he stated that he disapproved of the waiving of the competitive process for non-profits and was unsure of the public purpose of funding neighborhood associations. CM Peluso stated that strong neighborhood associations, which he distinguished from traditional non-profits, are necessary in these neighborhoods, as smaller municipalities were absorbed into City government through Consolidation.

CM Lahnen asked about the \$5,000 from the Community Development Corporation Capacity Building Grants program; Mr. Peterson clarified that \$100,000 was budgeted to this program in the budget process and that \$95,000 would remain in this fund if this appropriation were to be approved. CM Lahnen stated that he would support the bill.

CM Carlucci stated that he would support the bill but noted that other neighborhood associations in other neighborhoods, including San Marco and Mandarin, could also receive similar funding for preservation. He stated that he would like to see how these funds are being spent, and CM Peluso stated that he could provide this information.

CM Boylan opined that new Council Members are beginning to settle into their roles and understand the unique needs of their communities. He explained that he believes that there is adequate public purpose in funding these types of associations; CM Peluso added that these neighborhood associations could not rise to the level of receiving Public Service Grant funds but that he would love to see a similar funding mechanism for neighborhood associations.

24. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions),

Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define “Cottage” & to Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)
3/26/24 CO Introduced: NCSPHS, LUZ
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 LUZ Read 2nd & Rerefer
LUZ PH - 5/7/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

READ 2ND & REREFER

25. [2024-0272](#) ORD Making Certain Findings, & Auth the Mayor, or her Designee, to Execute: (1) A Development Agrmt btwn the City & Lofts at Southbank, Ltd.; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Development by Company of an 0.88± Acre Site Located at the SW Corner of the Intersection of Prudential Dr & Hendricks Ave in the City; Auth a City Loan in the Amt of \$6,000,000 at 1% Interest With a Term of 18 Yrs in Connection With the Proj, to be Appropriated by Subsequent Legislation; Desig the Housing & Community Development Div as Contract Monitor for the Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Housing & Community Development Div; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Req 1-Cycle Emergency Passage (Sawyer) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

READ 2ND & REREFER

Public Comment:

Michael Poché thanked the Committee for its support on behalf of Duval County hospitals. He spoke in support of 2024-0212, explaining that this bill would allow hospitals to draw federal dollars to run programs to assist low-income individuals and attempt to close the Medicaid gap.

John Nooney spoke about the importance of public access to waterways. He noted that there is \$20 million in a Resiliency fund and stated that there was money available to convert a FEMA repetitive-loss property on Pottsburg Creek into a public park.

NOTE: The next regular meeting will be held Monday, April 15, 2024.

*******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.

Minutes:

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