

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes

Tuesday, November 7, 2023

9:30 AM

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

Finance Committee

Nick Howland, Chair

Randy White, Vice Chair

Raul Arias - Excused

Kevin Carrico

Reggie Gaffney, Jr.

Will Lahnen

Ju'Coby Pittman - Late Arrival 9:48 a.m.

Legislative Assistant: Barbara Ireland Hobson

Council Auditor's Office: Kim Taylor, Council Auditor

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

Council Research: Jeff Clements, Chief

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Scott Wilson, Council Liaison

Meeting Convened: 9:32 a.m. Meeting Adjourned: 11:11 a.m.

Present: 6 - Chair Nick Howland, Vice Chair Randy White, Council Member Kevin Carrico, Council Member Reggie Gaffney Jr., Council Member Will Lahnen and Council Member Ju'Coby Pittman

Excused: 1 - Council Member Raul Arias

Attendance:

Council Members Ron Salem (2023-20), Mike Gay (2023-20), Jimmy Peluso (2023-722); Kim Taylor, Phillip Peterson – Council Auditor’s Office; Jeff Clements – Council Research Division; Merriane Lahneur, Barbara Hobson - Legislative Services Division; Eric Grantham, Steve Cassada – Public Information Division; Mary Staffopoulos, Carla Lopera, Lawsikia Hodges, Susan Grandin, Jason Teal – General Counsel’s Office; Scott Wilson – Mayor’s Office; Anna Brosche – Finance and Administration Department

Chairman Howland convened the meeting and the attendees introduced themselves for the record. The Chair announced that there would be two presentations, one by Chief of Procurement Dustin Freeman and the other by Council Auditor Kim Taylor. After item #1, 2023-20, there may be requests by visiting council members to take up some items out of order. Items #8-10 will be deferred following deferral of those bills in the NCSPHS Committee.

Public Comment

Carnell Oliver said too many elected officials are benefitting from a broken procurement system. He wants to see more controls on council members taking advantage of the system. The voice of citizens is not being heard. The JSEB program should not include preference for women-owned businesses. Fast track the ongoing procurement disparity study.

Presentation by Dustin Freeman, Chief of Procurement - Single source awards over \$50,000

Chairman Howland said he requested this presentation because of recent reports in the media and an investigation by the Inspector General relating to several single-source contract awards by the administration. Chief of Procurement Dustin Freeman had agreed to produce a report on single-source procurements done in the last 6 months. Mr. Freeman reviewed a list of 17 single-source purchase orders and 8 single-source contracts and briefly described the amount and purpose of the procurements. A number of the procurements related to information technology and communication products and services.

President Salem said he has asked representatives of the Council Auditor's office to meet with him after they attend Mayor's Budget Review Committee (MBRC) meetings to give him an update on items being considered. At Mr. Salem's request, Mr. Freeman described the City's 3 procurement committees, each responsible for reviewing different types of procurements. At Mr. Salem's request, Mary Staffopoulos of the General Counsel's Office said that she believes the OGC's representative at those committee meetings would express any questions or concerns they might have about the legality of a proposed procurement. Mr. Salem said he wants the Council President to be informed in a more timely manner about procurements that are being considered and awarded and suggested that a Council Auditor's representative be in attendance at the procurement committee meetings. Council Auditor Kim Taylor said her staff can attend procurement committee meetings and asks questions, but she would not want a representative of her office being made an official member of those committees. She said the meetings are open to the public and the agendas are published in advance. Those documents could be provided to the council members in advance. President Salem said he wants a verbal briefing from the Auditor's Office after those meetings similar to the briefings he currently gets after the MBRC meeting.

President Salem asked about a contract for lobbying services recently awarded to Fiorentino and Associates. Mr. Freeman described the process by which the proposed award of that contract was withdrawn by him from the PSEC agenda last week because the Mayor's Office proposed a motion at the meeting that did not match the motion printed on the agenda. Mr. Salem asked Mr. Freeman for an update on the status of that proposed procurement. Chairman Howland said he questioned the rationale for the single-source award of a consulting contract to Langton and Associates for City lobbying services. Scott Wilson of the Mayor's Office said the administration found that Langton and Associates was the only firm that offered all three of the desired services - public policy consulting, grant writing, and federal government advocacy - in the short timeframe needed to pursue federal grants. The Mayor's Office is in the process of developing an RFP for these services to be issued next year. Mr. Howland asked if speed can be a legitimate reason for making a single-source procurement. Lawsikia Hodges of the General Counsel's office said what matters is what is defensible. Mr. Howland said his staff has identified 8 other agencies that provide all three services, thereby calling into question the stated basis for the single-source contract. Mr. Freeman said the onus for identifying and justifying single-source procurements lies mostly with the using agency, not the Procurement Division. Chairman Howland questioned whether Langton and Associates is licensed as a lobbyist at the state and federal level and whether it is subcontracting that portion of the work out to other firms because it cannot perform the services itself.

In response to a question from the Chair about whether Mr. Langton's financial contribution to Mayor Deegan's campaign had any effect on the award of any contracts, Scott Wilson said it did not. CM Lahnen asked for a copy of the Langton contract and requested information on how much the City has spent on federal lobbying services in the last few years. Mr. Freeman will provide the contract and the Council Auditor will provide the prior lobbying expenditure information. Chairman Howland described a number of potential options for reviewing and controlling contract awards going forward. CM Pittman said today's conversation has been healthy and productive, particularly for new council members and the new mayoral administration. President Salem said that scrutiny of contract awards should be equal on both the executive and legislative branches. CM Carrico suggested awarding a federal lobbying contract to Langton and Associates for 3 months and then doing an RFP for the remainder of the fiscal year. Kim Taylor noted that the Mayor has transfer authority up to \$500,000 so the Mayor could continue the contract as it has been awarded if that was her desire. Chairman Howland asked the

administration to come to the next Finance Committee meeting with a presentation on the lobbying contracts and the justification for the single-source request.

Council Auditor Kim Taylor to discuss Report #812B: Follow-up on Landfill Contract Audit

Kim Taylor reported that the 7 remaining items after the first follow-up have all been resolved and the audit is closed.

Item/File No.	Title History
1. <u>2023-0020</u>	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) 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

AMEND(2X)/APPROVE

Aye: 7 - Howland, White, Carrico, Gaffney Jr., Lahnen, Pittman and Salem

Excused: 1 - Arias

Lawsikia Hodges explained NCSPHS amendment #1 regarding the sales tax exemption for owner direct purchase of supplies valued over \$100,000 (\$10,000 for JSEBs), which was approved. Ms. Hodges explained NCSPHS amendment #2 regarding local business preference for the 7-county Northeast Florida region for capital improvement procurements of \$7,000,000 or more unless specifically prohibited (i.e. by federal or state law). CM Gay noted that the Chief of Procurement has the authority to adjust local preference requirements to address specific situations. CM Pittman said these amendments will be helpful to JSEBs. NCSPHS amendment #2 was approved.

NCSPHS AMENDMENT #1

Include provision for owner direct purchases of supplies

NCSPHS AMENDMENT #2

Include Local Business Participation Policy

2. [2023-0307](#) ORD-MC re the Jax Police & Fire Pension Board of Trustees; Amend Sec 22.12 of the Charter of the COJ; Prov for Codification Instructions (Hodges) (Co-Introduced by CP Freeman at Req of Jax Police & Fire Pension Board of Trustees & CM White) (Co-Sponsor CM Pittman)
5/9/23 CO Introduced: R, F
5/15/23 R Read 2nd & Rerefer
5/16/23 F Read 2nd & Rerefer
5/23/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 5/23/23

DEFER

3. [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

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4. [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

5. [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

- 6. [2023-0657](#) ORD Apv a Mobility Fee & Credit Contract btwn the City & Eisenhower Property Group, LLC, to Auth Mobility Fee Credits in Exchange for the Conveyance, at No Cost to the City & With No Further Council Action, of Land for a R/W Corridor Referred to as “Braddock Road East” Located Within Mobility Zone 4 & Council Dist 8, from the Intersection of Braddock Rd & Lem Turner Rd to the NE Including Any Land Along Existing Braddock Rd that May Be Needed for Intersection Improvements at Lem Turner Rd, & for the Memorialization of the Mobility Fee Required for Future Dev of the Property Known as the Braddock Family Parcel PUD; Auth the Mayor & Corp Sec to Execute & Deliver the Agrmt & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Actions to Effectuate the Purposes of the Agrmt in Accord with Sec 655.507, Ord Code; Prov for Oversight by the Planning & Dev Dept re the Mobility Fee Credit & Mobility Fees, & the Real Estate Div of the Public Works Dept for the Acquisition/Acceptance of Conveyance(s), & Prov Oversight by the R/W Stormwater Maintenance Div of the Public Works Dept Thereafter (Grandin) (Req of Mayor)
 (Companions 2023-656 & 2023-658)
 9/26/23 CO Introduced: F, TEU, LUZ
 10/3/23 F Read 2nd & Rerefer | 10/3/23 TEU Read 2nd & Rerefer
 10/3/23 LUZ Read 2nd & Rerefer | 10/10/23 CO Read 2nd & Rerefer
 10/24/23 CO PH Only
 11/7/23 F Amend/Approve 6-0 | 11/7/23 TEU Amend/Approve 7-0
 11/7/23 LUZ Amend/Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

AMEND/APPROVE

Aye: 6 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Phillip Peterson explained the amendment. CM Gay said he is concerned by development patterns on the Northside that don’t contain any planned parks. CM Pittman suggested the possibility of having developers direct some funding to the City for development of a regional park in the area.

AMENDMENT

1. **Attach Revised Exhibit 1 (Agreement) to include referenced exhibits and correct scrivener's**
2. **Pg. 1, line 15, after "NORTHEAST" insert "TO GOLD STAR FAMILY PARKWAY"**

- **The Mobility Fee associated with the Proposed Development is \$10,003,367**
- **In exchange for mobility fee credits, the developer will**
 - **Construct ~2.9 mile 2-lane road (Braddock Road East)**
 - **Convey, at no cost, property needed for the right of way and future widening of Braddock Road East and the intersection improvements at Braddock Road and Lem Turner**
 - **Construct intersection improvements at Braddock Road and Lem Turner**
- **After conveyance of Braddock Road East, Developer may utilize Mobility Fee Credits to offset mobility fees assessed in Mobility Zones 3, 4, or 5**

7. [2023-0716](#) ORD-MC Amend Sec 55.105 (Boundaries of Jacksonville Downtown Area), 55.106 (Definitions), & 55.112 (Project & Program Funding), Pt 1 (Downtown Investment Authority), Ch 55 (Downtown Investment Authority), Ord Code, to Revise & Add Certain Definitions, Clarify Proj & Prog Funding, Add Language Identifying the DIA as the Desig Supervising & Admin Body Over the Downtown Economic Dev Fund, & Amend the Sec Title; Prov for Codification Instructions (Lopera) (Req of DIA) (Co-Sponsor CM Peluso)
10/10/23 CO Introduced: R, F
10/16/23 R 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. [2023-0717](#) 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

At the Chair's request, Phillip Peterson described the estimates of the amount of property taxes that will be exempted by this bill and by 2023-718 and -719.

AMENDMENT**Correct exemption expiration date to December 31, 2033**

9. [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**AMENDMENT****1. Correct exemption expiration date to December 31, 2033****2. Place revised application on file to include signed page and correct scrivener's errors**

10. [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**AMENDMENT****1. Correct exemption expiration date to December 31, 2033****2. Place revised application on file to include signed page**

- 11. [2023-0720](#) ORD Approp \$880,606.82 from the Projs Titled Hidden Village Dr Underdrain Rehab, Via Valencia Drainage Improvements - DSR & Underdrain Replacements to the Projs Titled Hanson Dr Underdrain Improvements, Brookmont & Lamanto Ave E Underdrain Improvements & Big Fishw-Ecosys Restor Proj-Acoe Joint to Pay for the Installation of a New Underdrain on Both Sides of Hanson Dr, the Construction of a New Underdrain System in the Area of Brookmont Ave E & Lamanto Ave, & the Funding of the City’s Portion of the Big Fishweir Creek - Ecosystem Restoration Proj; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect this Approp of Funds from the Prior Projs to the Projs (B.T. 24-014) (Dillard) (Req of Mayor)
 10/10/23 CO Introduced: R, F, TEU, JWC
 10/16/23 R 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 R Amend/Approve 5-0
 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 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Phillip Peterson explained the amendment.

AMENDMENT

- 1. Attach Revised Exhibit 2 (CIP) to correct appropriation year**
- 2. Correctly reflect project name of Big Fishweir Creek – Ecosystem Restoration (ACOE Joint)**
- 3. Provide for oversight by Public Works, Engineering and Construction Management Division**

- **Appropriation consists of \$689,216 in debt funding and \$191,391 in pay-go towards:**
 - **Hanson Drive Underdrain Improvements (CD 9) - \$185,000**
 - **Brookmont and Lamanto Ave East Underdrain Improvements (CD 1) - \$400,000**
 - **Big Fishweir Creek – Ecosystem Restoration (ACOE Joint) (CD 7) - \$295,607**
- **Appropriation is from:**
 - **Hidden Village Drive Underdrain Rehabilitation (CD 4) - \$104,216**
 - **Via Valencia Drainage Improvements – DSR (CD 5) - \$191,391**
 - **Underdrain Replacement (CW) - \$585,000**
- **Hidden Village and Via Valencia projects have been completed**
- **\$1,000,000 was budgeted in Underdrain Replacement in FY 23/24**
- **Hanson Drive and Brookmont and Lamanto Ave East projects are anticipated to be completed in 2024**
- **Big Fishweir Creek project has been completed with total city funding of \$2,861,982**

12. [2023-0721](#) ORD Approp \$750,000.00 from the FL Dept of Environmental Protection (FDEP) for the Christobel Septic Tank Phase-Out Proj; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect FDEP Grant Funding for the Proj; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 24-013) (Brown) (Req of Mayor) (Co-Sponsors CMs Carlucci, Clark-Murray, Peluso & Pittman)
 10/10/23 CO Introduced: R, F, TEU
 10/16/23 R 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 R Approve 5-0
 11/7/23 F Approve 5-0
 11/7/23 TEU Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

APPROVE

Aye: 5 - Howland, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

CM Pittman asked to be added as a co-sponsor.

- **Appropriation is for design and permitting**
- **\$26.9 million was appropriated for project construction in 2021**
- **Project to be performed by JEA**

13. [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 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

CM Peluso explained the background for the bill and the use of the funds for a park project. Daryl Joseph, Director of Parks, Recreation and Community Services, described the park project and the joint use agreement with Edward Waters University.

NCSPHS AMENDMENT

Authorize amendment to current Joint Use Agreement with EWU to:

- a. **Extend term of agreement**
- b. **Update 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**

14. [2023-0724](#) ORD Apv the Issuance & Sale by JEA of Its Electric Sys Revenue Bonds &/or Its Electric Sys Subordinated Revenue Bonds, Its Bulk Power Supply Sys Revenue Bonds &/or Its Power Park Issue 3 Bonds, in an Aggregate Amt Not To Exceed \$1,900,000,000, for the Purpose of Financing the Acquisition &/or Construction of Additions, Extensions & Improvements to the Electric Sys of JEA or for Purposes Auth Under the Bulk Power Supply Bond Reso or the 2nd Power Park Bond Reso, or of Refunding Electric Sys Revenue Bonds, Electric Sys Subordinated Revenue Bonds, Bulk Power Supply Sys Revenue Bonds &/or Power Park Issue 3 Bonds; Apv the Issuance & Sale by JEA of Its Water & Sewer Sys Revenue Bonds &/or Its Water & Sewer Sys Subordinated Revenue Bonds, in an Aggregate Amt Not To Exceed \$2,500,000,000... (Greenberg Traurig) (Req of JEA)
 10/10/23 CO Introduced: F, TEU
 10/17/23 F Read 2nd & Rerefer
 10/17/23 TEU Read 2nd & Rerefer
 10/24/23 CO PH Read 2nd & Rerefer
 11/7/23 F Approve 6-0
 11/7/23 TEU Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 10/24/23

APPROVE

Aye: 6 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Randall Barnes, JEA Treasurer, explained the purpose of the bill and the debt-to-asset ratios that were considered in setting the borrowing authorizations for the three systems. He explained that JEA has been paying off considerable amounts of debt over the past 10 years and has good debt-to-asset ratios for bond rating purposes.

- **Authorizes JEA to issue bonds without further Council action in an aggregate amount not to exceed:**
 - **Electric System - \$1,900,000,000**
 - **Water & Sewer System - \$2,500,000,000**
 - **District Energy System - \$150,000,000**
- **The not to exceed amounts are inclusive of current debt outstanding and draws made under credit facilities**
- **JEA has agreed to provide a schedule of debt outstanding each year to be included in the annual budget ordinance**

- 15. [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 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Phillip Peterson explained the purpose of this bill and 2023-740 to allow the property owner to participate in the state’s brownfield cleanup program.

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

- 16. [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 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

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

17. [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 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Barney Smith, Chair of the Jacksonville Housing Finance Authority, described the process by which homeowner mortgage revenue bonds are authorized and allocated by the state and reviewed Jacksonville’s historical use of the funds. In response to a question from the Chair, Mr. Smith confirmed that these bonds do not constitute a debt of or risk to the City. In response to a question from CM Pittman about the process by which apartment complexes could use these funds for improvements, Mr. Smith said the JHFA advertises the availability of the funds and private developers make application for a portion of the bonds for their projects. The current high interest rate environment makes doing renovations very expensive and the available bond funding is insufficient to make projects feasible without additional funding sources.

18. [2023-0755](#) RESO Apv & Auth the Execution of an Economic Dev Agrmt btwn the City & Project Willow, to Support the Expansion of Company's Operations at a New Facility Located in Jax; Auth a 5-Yr Rev Grant Not to Exceed \$3,500,000; Apv & Auth the Execution of Docs by the Mayor, or Her Desig, & Corp Sec; Auth Appvl of Tech Amends by the Executive Dir of OED; Prov for Oversight by OED; Prov a Deadline for the Company to Execute the Agrmt; Affirm the Proj's Compliance With the Public Investment Policy Adopted by Ord 2022-726-E, as Amended; Req 2-Reading Passage Pursuant to Council Rule 3.305 (Dillard) (Req of Mayor)
10/24/23 CO Introduced: F
11/7/23 F Amend/Approve 6-0

AMEND/APPROVE

Aye: 6 - Howland, White, Carrico, Gaffney Jr., Lahnen and Pittman

Excused: 1 - Arias

Phillip Peterson explained the amendment. Economic Development Officer Ed Randolph described the project and the new job creation.

AMENDMENT

Place revised Economic Development Agreement on file to clarify clawback language regarding new job reporting

19. [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

20. [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

21. [2023-0761](#) ORD Approp \$500,000 in Grant Funds From the FL Dept of Environmental Protection (FDEP) to Prov Funding for the Completion of the City Vulnerability Assessment; Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds; Apv, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver an Agrmt Btwn the City & FDEP re the Proj; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 24-011) (Dillard) (Req of Mayor)
10/24/23 CO Introduced: F, TEU
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

22. [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

23. [2023-0763](#) ORD Approp \$231,758.00 in Grant Funds From FDOT to Prov Reimbursement to the City for the Funding of Construction & Construction Oversight of the Pedestrian Safety Improvements on Park St & Margaret St From Riverside Ave to the I-95 Ramps; Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 24-012) (Dillard) (Req of Mayor)
10/24/23 CO Introduced: F, TEU
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

24. [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

25. [2023-0765](#) ORD-MC re the Jax Small & Emerging Business Prog; Amend Subpart A (General Provisions), Subpart B (Program Administration), Subpart C (Program Support Services; Marketing & Outreach; Disparity Study Update), & Subpart D (Program Eligibility, Procedures, & Other Requirements), Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code; Repealing Sec 7 of Ord 2021-117-E re the Temporary Suspension of the JSEB Administrator's Authority to Decertify a JSEB Due to Noncompliance With the JSEB Prog Eligibility Criterion Pertaining to Personal Net Worth Limitations; Prov for Codification (Hodges) (Introduced by CM Pittman)
10/24/23 CO Introduced: R, F
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

26. [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

27. [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

Council Auditor's Office – Bill 2023-755: Project Willow**Developer Name – Project Willow****Project Location – Cold storage facility located on the northwest side of Jacksonville****Incentives Provided –**

- **\$3,500,000 5-year 50% REV Grant**

Performance Schedule –

- **Completion of improvements no later than 12/31/2026**
- **Creation of 150 new jobs no later than 12/31/2027**

Number of Jobs to be Created – 150 (no wage requirement)**Number of Jobs to be Retained – n/a****Capital Investment – \$150,000,000 (new construction and purchase of tangible personal property)****Records Retention/Audit Clause – Yes****Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold disbursement of the REV Grant**
- **If the Company fails to invest the amounts listed below, the City funding will be reduced by the corresponding amount:**
 - **Fails to invest at least \$150,000,000 by 12/31/26 – REV grant reduced proportionately**
 - **Fails to invest at least \$120,000,000 by 12/31/26 – REV grant is terminated and any amounts paid to the Developer will be repaid to the City**
- **If the Company fails to create the 150 new jobs and maintain the new jobs for the length of the REV grant, the REV grant payment in that year will be reduced proportionately**
- **In any year that the Company fails to maintain at least 120 new jobs, the REV grant will be forfeited for that year**

OED has calculated an ROI of 4.17 for this project**NOTE: The next regular meeting will be held Tuesday, November 21, 2023.*********Note: Items may be added at the discretion of the Chair.*******

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Jeff Clements - Council Research Division
jeffc@coj.net 904-255-5137
Posted 11.9.23 8:30 a.m.