

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, July 15, 2024

9:30 AM

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

Neighborhoods, Community Services, Public Health and Safety Committee

Joe Carlucci, Chair

Chris Miller, Vice Chair

Ken Amaro

Michael Boylan

Tyrona Clark-Murray

Jimmy Peluso - Excused

Ron Salem

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: 9:43 AM

Meeting Adjourned: 11:30 AM

Present: 6 - Chair Joe Carlucci, Vice Chair Chris Miller, Ken Amaro, Michael Boylan, Tyrona Clark-Murray and Ron Salem

Excused: 1 - Jimmy Peluso

Attendance:

CP White - Visiting

CM Carlucci - Visiting

CM Gay - Visiting

CM Johnson - 2024-466

Council Member Joe Carlucci convened the meeting. Council President White thanked all on the Committee and stated that he anticipated a productive year for the Committee. Council Member Joe Carlucci reviewed the charge of the Committee and procedures for meetings.

Item/File No. Title History

- [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
7/15/24 NCSPHS Withdraw 6-0
7/16/24 F Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

WITHDRAW

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

• This bill is being withdrawn as a result of the settlement agreement approved by Ord. 2024-452-E

2. [2024-0334](#) ORD-MC Amend Sec 368.301 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 368 (Noise Control), Ord Code, Sec 614.103 (Reserved), Ch 614 (Public Order & Safety), Ord Code, Sec 632.101 (Classes of Offenses), Ch 632 (Penalties), Ord Code, Sec 656.1309 (Unlawful Sign Messages), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, & Sec 741.107 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 741 (Zero Tolerance on Litter), Ord Code, to Enhance Civil & Criminal Penalties for Violations of City Codes When Such Violations Were Motivated by Hate; Prov for Severability; Prov for Codification Instructions (Teal) (Introduced by CMs Peluso, Carlucci, Gaffney, Jr., Pittman, Clark-Murray & Johnson) (PD & PC No Position)
4/23/24 CO Introduced: NCSPHS, R, LUZ
5/6/24 NCSPHS Read 2nd & Rerefer
5/6/24 R Read 2nd & Rerefer
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

DEFER

3. [2024-0373](#) ORD-MC Amend Ch 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpt F (Planned Unit Development), Sec 656.341 (Procedures), Ord Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (PD & PC Apv) (Co-Sponsor CM Peluso)
5/14/24 CO Introduced: NCSPHS, R, LUZ
5/20/24 NCSPHS Read 2nd & Rerefer
5/20/24 R Read 2nd & Rerefer
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
6/11/24 CO PH Only
LUZ PH - 6/18/24, 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

4. [2024-0436](#) ORD Granting to Peoples Gas System, Inc. (Peoples Gas), Its Successors & Assigns, a Non-Exclusive Natural Gas Franchise Agrmt for Use of the Rights-of-Way of the City of Jax; Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, That Certain Natural Gas Franchise Agrmt btwn the City & Peoples Gas to Prov the Terms & Conditions Under Which Said Franchise May be Exercised; Prov for City Oversight by the Planning & Dev Dept, Dev Svcs Div; Directing the Legislative Services Div to Forward the Enacted Ord to the Dev Svcs Div of the Planning & Dev Dept (Staffopoulos) (Introduced by CM

Salem)
5/28/24 CO Introduced: NCSPHS, F, TEU
6/3/24 NCSPHS Read 2nd & Rerefer
6/4/24 F Read 2nd & Rerefer
6/4/24 TEU Read 2nd & Rerefer
6/11/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

AMENDMENT

- 1. Change oversight to the Finance Department**
- 2. Include waiver of Section 711.318 (Publication costs) which requires the applicant assume the cost of publication**

AUDITOR RECOMMENDED AMENDMENT

Attach Revised Exhibit 1 (Agreement) to include:

- a. Specific language from Section 711.321 (Amount and payment of fees) to require, at a minimum, a revenue letter audited by grantee's independent certified public accountant, verifying revenues generated in the Jacksonville franchise area**
- b. Specific language from Section 711.331 (Authority for use of City rights-of-way/permits) to require the grantee file with their permit application to the City, bonds solely for the protection of the City**

ADDITIONAL CONSIDERATION

The current agreement with Peoples Gas is for a 10-year period. The City is granting a 30-year franchise because the applicant desires to make significant capital improvements. The City Council should consider requiring a minimum capital investment in exchange for the 30-year agreement, similar to an economic development agreement.

- Authorizes a 30-year non-exclusive natural gas franchise agreement with Peoples Gas System, Inc.**
- Company would be required to remit 6% of Gross Revenue to the City on a monthly basis**

Phillip Peterson of the Council Auditor's Office explained the technical amendment, which passed unanimously.

Mr. Peterson explained the Auditor's recommended amendment to make the agreement with Peoples Gas System, Inc. consistent with Sections 711.321 and 711.331 of the Ordinance Code.

Jason Roth, speaking on behalf of Peoples Gas, stated that Peoples Gas did not support the Auditor's recommended amendment, as the annual audit on its facilities would incur significant financial cost to Peoples Gas. Council Member Salem asked whether Peoples Gas had any other facilities in Jacksonville, and Mr. Roth answered that it only had one other facility in Jacksonville. Council Member Salem stated that this auditing requirement would only apply to its Jacksonville facilities, and Mr. Roth stated that other municipalities would likely follow Jacksonville's lead and view a new auditing requirement as best practice.

Council Member Salem asked how the City verified that Peoples Gas was operating in good faith in absence of an existing auditing requirement, and Mr. Peterson answered that City staff would need to go line by line through Peoples Gas' financial disclosures to verify its statements and stated that he did not know whether any such efforts were currently occurring. Council Member Salem asked whether anyone could answer whether these reviews were currently occurring, and Brittany Norris, on behalf of the administration, stated that she would reach out to the CFO to answer this question. She added that the administration supported the Auditor's recommended amendment.

Council Member Clark-Murray stated that someone would have to pay for auditing, whether it be the City or Peoples Gas. She stated that the City is not responsible for what other municipalities choose to do and that she completely trusted the Council Auditor's Office and supported the Auditor recommended amendment.

Council Member Boylan stated that the Committee could take no action on the Auditor recommended amendment to allow time for the administration to answer questions about existing verification processes, noting that the administration could answer these questions the next day at the Finance Committee meeting. Mary Staffopoulos of the Office of the General Counsel affirmed that the Committee could let this amendment sit until the Finance Committee meeting. Mr. Peterson explained that the bill would require an amendment to waive these provisions of the Ordinance Code if the Committee chose not to amend the bill to enforce them.

Council Member Clark-Murray withdrew the Auditor recommended amendment without objection from the Committee.

Council Member Amaro asked whether there were any situations where third parties paid the City to perform auditing functions for the City on separate entities, and Mr. Peterson responded that he was not aware of any such arrangements.

Council Member Salem stated that he would like further clarification from the administration on the bill than what had been provided to this point; he noted that the agreement's term's being 30 years was an example of a provision of the bill on which he would like further explanation. Ms. Norris explained that the agreement was for 10 years with extensions up to 30 years and that 30-year agreements were the

industry standard. Mr. Roth explained that the original deal in the 1960s between the City and Peoples Gas was for 30 years and that the infrastructure industry tends to prefer long-term deals. He explained Peoples Gas' investments into community infrastructure and stated that he would be happy to discuss specifics of capital improvements undertaken by Peoples Gas.

Council Member Boylan asked whether the bill would need to be amended to include waivers of the sections of the Ordinance Code included in the Auditor recommended amendment if this amendment were to not pass; Mr. Peterson answered that the bill would need to be amended to include waivers if the Council proceeded in this direction. Council Member Boylan asked how much the City receives in fees from Peoples Gas on an annual basis and how a fee increase would affect this revenue, and Mr. Peterson responded that the City currently receives approximately \$1.5 million on an annual basis with the existing fee and that the fee increase would raise this revenue to approximately \$1.8 million. Council Member Boylan stated that the City could absorb some of the cost of auditing with this revenue as a compromise down the road.

Ms. Staffopoulos noted that deferring the bill would not create a situation where Peoples Gas was no longer operating under a franchise, as the existing franchise agreement term was administratively extended to September 30, 2024. She stated that Ms. Norris could also provide clarification regarding the Committee's questions at following Committee meetings before action is taken.

Council Member Clark-Murray stated that she would like to see the bill deferred, believing that the Council should not rush bills through to passage when substantive questions have not been answered. Council Member Salem asked whether the Council would defer the bill for a cycle or whether these questions could be answered at the Finance Committee meeting the following day. Ms. Norris stated that she would like an opportunity to speak to these questions at the Finance Committee meeting, and Mr. Roth stated that Peoples Gas would appreciate expediency on the matter. Council Member Clark-Murray stated that she would like the bill deferred a cycle, as she believed it to be rushed.

5. [2024-0459](#) ORD Approp \$398,467.85 from the General Fund - Interfund Transfer in Acct Which Represents Returned Funding from the Termination of the JIA CRA Pursuant to Ord 2023-496-E, Including \$150,000.00 to the JU Women's Health Innovation Hub Proj & \$248,467.85 to Purchase Replacement Equipment for the JFRD; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & JU to Provide Funding for Certain Expenses Related to the JU Women's Health Innovation Hub Proj; 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 a Direct Contract With JU; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover of Funds to FY 24-25 (B.T. 24-110) (Dillard) (Req of Mayor) (Co-Sponsor CM Johnson)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/16/24 F Amend/Approve 6-1 (Pittman)

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

DEFER

AMENDMENT

- 1. Include Sec. 126.108(g) exemption to authorize a direct contract with Jacksonville University**
- 2. Attach revised Exhibit 2 (Term Sheet) to include the budget by funding source and contract term end date**

- **Appropriates \$398,467.85 from returned funding related to the termination of the Jacksonville International Airport CRA to fund:**
 - 1) a grant of \$150,000 to Jacksonville University for the Women’s Health Innovation Hub and**
 - 2) \$248,467.85 for replacement equipment for JFRD**
- **The \$150,000 grant to Jacksonville University will fund salaries related to the Women’s Health Innovation Hub**
- **Authorizes carryover of funding through 9/30/25**
- **Waives the requirement in Code Sec. 118.107 that City funds appropriated to nonprofit organizations shall be subject to a competitive evaluated award process in order to authorize a direct contract with Jacksonville University**

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

Council Member Salem stated that the programs involved in the bill were very close to him personally but would like the bill deferred for the same reasons as to why he supported deferral of 2024-0466.

Dr. Sunil Joshi explained the grant to Jacksonville University for the Women's Health Innovation Hub.

Council Member Boylan stated that he agreed with Council Member Salem on the deferral of this bill. He asked Chief Keith Powers to speak on the urgency of the replacement equipment for Jacksonville Fire & Rescue Department, and Chief Powers stated that JFRD would support the Council's decision to defer the bill and that JFRD would do what it needed to do until this matter could be resolved.

Council Member Salem stated that he would like to see the bill deferred until the first week of September, at which point the Finance Committee's budget hearing process would be complete. Council Member Joe Carlucci deferred the bill until the first week of September.

6. [2024-0460](#) ORD Approp \$100,000.00 from the Local Assistance & Tribal Consistency Fund (LATCF), American Rescue Plan of 2021 (ARP Act) Grant Funds in the Amt of \$100,000.00 to JU Women’s Health Innovation Hub Proj; Auth an Increase to the Maximum Indebtedness of an Agrmt btwn JU & the City Related to the Proj & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver Docs btwn the City & JU to Provide Funding for Certain Expenses Related to the Proj; 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 a Direct Contract With JU; Prov for Compliance With Applicable ARP Act Grant Funding Requirements; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Prov for Carryover of Funds to FY 24-25 (B.T. 24-114) (Dillard) (Req of Mayor) (Co-Sponsor CM Johnson)

6/11/24 CO Introduced: NCSPHS, R, F

6/17/24 NCSPHS Read 2nd & Rerefer

6/17/24 R Read 2nd & Rerefer

6/18/24 F Read 2nd & Rerefer

6/25/24 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

DEFER

AMENDMENT

1. Strike waiver of Sec. 118.107

2. Attach revised Exhibit 2 (Term Sheet) to include the budget by funding source and contract term end date

- Appropriates \$100,000 in ARP Local Assistance and Tribal Consistency Fund (LATCF) funds to provide a grant of \$100,000 to Jacksonville University for the Women's Health Innovation Hub
- Authorizes an increase to the maximum indebtedness of the contract authorized by bill 2024-459 for a total contract amount of \$250,000
- The \$100,000 grant to Jacksonville University will fund salaries, benefits, research/program supplies, and indirect costs related to the Women's Health Innovation Hub
- Authorizes carryover of funding through 9/30/25
- ARP LATCF funds can be used for any governmental purpose other than a lobbying activity

Council Member Joe Carlucci stated that this bill would be deferred until the first week of September, at which point the Finance Committee's budget hearing process would be complete.

7. [2024-0466](#) ORD Approp \$785,000 from the General Fund - GSD Property Tax Acct to the General Fund Operating Subsidies & Contributions to Private Org Acct to Provide Funding to Goodwill Industries of North Florida, Inc., for the Building Futures Together - a Goodwill Workforce Training Prog, as More Fully Described Herein; Prov for Carryover to 9/30/25; 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 Goodwill; 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 Goodwill; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & Goodwill Industries of North Florida, Inc. for the Prog; Prov for Oversight by the Grants & Contracts Compliance Div of the Finance Dept

(Staffopoulos) (Introduced by CM Johnson) (Co-Sponsor CM Clark-Murray)
6/11/24 CO Introduced: NCSPHS, R, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/15/24 NCSPHS Approve 3-3 (J. Carlucci, Miller, Salem) (Deferred)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

APPROVE

Aye: 3 - Amaro, Boylan and Clark-Murray

Nay: 3 - Carlucci, Miller and Salem

Excused: 1 - Peluso

- **Appropriates \$785,000 from unappropriated current year General Fund property tax revenue to facilitate a skilled trade education and certification grant program and will support an estimated 100 individuals**
- **Waives Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to allow for direct contract with Goodwill Industries of North Florida, Inc.**

Council Member Johnson asked Phillip Peterson of the Council Auditor's Office to speak on the funding source of the bill, and Mr. Peterson stated that the funds being appropriated were from excess property tax revenues from the prior year. Council Member Johnson emphasized that the bill did not burden the General Fund and that this bill would help Goodwill open a new workforce development program that would be a "game-changer."

Council Member Salem stated that he would like to see the bill deferred due to concerns over the General Fund, noting the Mayor's Budget Address earlier that stated that this fiscal year's budget would rely on the General Fund.

Council Member Clark-Murray asked a representative from Goodwill to speak on the bill. Rachael Mueller explained that this bill provided one-time startup costs involving the building out of facilities and that Goodwill had a match to contribute to the project's funding. Council Member Clark-Murray asked whether a deferral would affect the project's timeline; Ms. Mueller explained that the Goodwill grant would be available regardless of the bill's immediate passage but that Goodwill would like to see the bill's passage as soon as possible so that the program could commence operations by October.

Council Member Salem stated that he supported the project but wanted to wait until the budget process was complete before committing any large sums of money to new projects.

Council Member Matt Carlucci asked whether this appropriation would go toward the Debs Grocery project and whether there would be any geographic restriction on how the funds are spent. Ms. Mueller answered that it would not provide funds to the Debs Grocery project and that there were no such geographic restrictions.

Council Member Boylan noted that the bill stated that it would serve 100 individuals in the first year and that the appropriation was for \$785,000, which would mean that over \$7,000 would be spent on each individual benefiting from the program. Ms. Mueller explained that the program would be running for 10 years and that the program would hopefully serve 100 individuals in its first year and more beyond the first year. Council Member Boylan asked whether receipt of the match funds required the bill's immediate passage, and Ms. Mueller stated that the match would be there regardless of whether the bill was passed this cycle or deferred but that Goodwill was ready to begin build-out of the program now. Council Member Boylan stated that he would support the passage of the bill now rather than supporting deferral.

Council Member Miller asked what would happen if the bill were deferred, and Ms. Mueller answered that the commencement of the program would be delayed. Council Member Miller asked when the program could be up and running, and Ms. Mueller answered that it could commence operations in October with the bill's passage this cycle. Council Member Miller stated that he was conflicted on whether to pass the bill now or to defer the bill until after the budget cycle, and he ultimately stated that he agreed with Council Member Salem's proposal to defer the bill.

Council Member Clark-Murray stated that she could introduce an amendment to split the appropriation in half, with half being paid out now and half being paid out at a later date, if it presented a sufficient compromise. Council Member Salem stated that he would still prefer deferral, as he wished to maximize the amount of funds in the General Fund. Council Member Clark-Murray introduced an

amendment to split the appropriation in half, with the first half to be paid out on bill passage with the rest needing to be introduced as separate legislation at a later date. Mary Staffopoulos of the Office of the General Counsel stated that this amendment must specify line-by-line which items in the bill would be included in the remaining appropriation and which would be removed, and she stated that the Committee could defer to Ms. Mueller on this matter.

Council Member Matt Carlucci stated that he believed the amendment to be a good compromise. Council Member Clark-Murray stated that she would like to see the program commence operations on the timeline desired by Goodwill and that receiving half the original appropriation amount would be better than receiving nothing.

Council Member Boylan noted that it was not necessarily standard practice to pause regular Council action during the budget process. He stated that he believes in the merit of the program and that the bill would eventually pass; he stated that he supported the amendment as a compromise.

Council Member Joe Carlucci asked whether the bill would require a new term sheet if the amendment were to pass, and Ms. Staffopoulos answered that it would and clarified that is why she noted that the Committee could defer to Ms. Mueller on the wording of the amendment. Ms. Mueller explained that the hard infrastructure costs should remain in the bill but that the client support provisions could be passed via later legislation; she stated that the necessary infrastructure costs would amount to \$350,000.

Council Member Clark-Murray introduced an amendment to her amendment to reflect Ms. Mueller's clarification.

Council Member Johnson explained that he believes the amendment to be a bad idea despite having good intentions. He explained that this bill had been in the works for the past six months and expressed frustration that the bill was being penalized for being introduced during the budget cycle, even though Council Members had also attempted to hold off on introducing substantive legislation during the stadium deal discussions.

Council Member Amaro asked for clarification regarding the funding source of the bill, as Council Member Johnson stated that the funds were not being drawn from the General Fund but Council Member Salem had expressed concern about the state of the General Fund. Mr. Peterson explained that the bill did not directly draw dollars from the General Fund but instead drew from excess property tax revenue, but he stated that these dollars would fall into General Fund reserves on September 30 if not otherwise spent. Council Member Salem reiterated that the Council should be careful about using General Fund reserves close to a budget cycle.

Council Member Matt Carlucci noted that the Finance Committee would also take up the bill, opining that this Committee should act on the bill and leave this matter up to the discretion of the Finance Committee. Council Member Clark-Murray reiterated that she still believed the amendment to be a good compromise.

The amendment to the Clark-Murray amendment failed with a 3-3 tie, with Council Members Joe Carlucci, Salem, and Miller voting in opposition. The Clark-Murray amendment as originally introduced failed with a 3-3 tie, with Council Members Joe Carlucci, Salem, and Miller voting in

opposition.

Council Member Johnson explained that he does a great deal of due diligence on the bills that he introduces, as he is "always looking for data," and he stated that he was disappointed that it appeared to him as though the Mayor's speech regarding the budget had affected the Committee's disposition on this bill.

Council Member Joe Carlucci stated that he did not believe that the Committee's disposition had been affected by the Mayor's budget address and that Council Members are "elected to make difficult decisions."

The bill was automatically deferred to the next Committee meeting due to the tie vote.

8. [2024-0469](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver an Agrmt btwn the City of Jax & the City of Atlantic Beach for the Coordination & Provision of Fire & Rescue Protection Svcs to Atlantic Beach; Prov for Oversight by the JFRD (Wilson) (Req of Mayor) (Co-Sponsors CMs Miller & Diamond)
6/11/24 CO Introduced: NCSPHS, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/15/24 NCSPHS Approve 6-0
7/16/24 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

APPROVE

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

- **Authorizes a 2-year agreement with Atlantic Beach to provide Advanced Life Support Fire and Rescue Services**
- **Atlantic Beach will pay the City \$1,419,171.24, annually, to be increased by 3% each year**

Chief Keith Powers of the Jacksonville Fire & Rescue Department explained the bill. Council Member Salem asked whether JFRD had a separate agreement with all Beaches communities, and Chief Powers answered that JFRD has separate agreements with Jacksonville Beach and Atlantic Beach, with service to Neptune Beach being included in the Atlantic Beach agreement. He added that Baldwin and Jacksonville International Airport have separate agreements.

9. [2024-0470](#) ORD Approp \$845,350.00 in Grant Funding from the US Dept of Energy (USDOE) Energy Efficiency & Conservation Block Grant Prog to Fund JEA's Restore, Repair & Resiliency Prog, Said Funds to Support Efforts to Conduct Energy Audits & Weatherization Repairs that Lower Energy Bills for Up to 110

Low Income Residents of Jax; Prov for Oversight by the Neighborhoods Dept (B.T. 24-116) (Wilson) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Johnson, Gaffney, Jr. & Pittman)
6/11/24 CO Introduced: NCSPHS, F, TEU
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/18/24 TEU Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/15/25 NCSPHS Amend/Approve 6-0
7/16/24 F Amend/Approve 7-0
7/16/24 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

AMEND/APPROVE

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

AMENDMENT

- 1. Attach Grant Letter from U.S. Department of Energy**
- 2. Correct Scrivener's**

- Program will provide energy audits and weatherization repairs that lower energy bills for up to 110 low-income residents (80% AMI)**
- Program will have an initial focus on the City's Historic Eastside**

Phillip Peterson of the Council Auditor's Office explained the amendment. Joshua Hicks, Affordable Housing Director, explained the bill, which appropriates grant funds to provide energy audits and weatherization repairs that will lower energy bills for up to 110 low-income residents on the City's Eastside. He stated that the City had received the grant as the result of a successful pilot program and that the project could be extended beyond the Eastside in the future. The amendment was unanimously passed by the Committee.

- 10. [2024-0475](#)** ORD Approp \$310,713.50 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. (Sulzbacher) for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders Through the MHOP; Prov for Carryover to 9/30/25; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Svcs Contract btwn the City & I.M. Sulzbacher Center for the Homeless, Inc. for the 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 Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Introduced by CM Salem) (Co-Sponsors CMs Miller & Johnson)
6/11/24 CO Introduced: NCSPHS, R, F

6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/15/24 NCSPHS Amend/Approve 6-0
7/15/24 R Amend/Approve 7-0
7/16/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

AMEND/APPROVE

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

AMENDMENT

Attach revised Exhibit 2 (Term Sheet) to include City specific guidance regarding motor vehicle purchases with City grant funds, including insurance, maintenance and monitoring through October 1, 2030

- **Authorizes an agreement with I.M. Sulzbacher through 9/30/25 to provide funding for the Mental Health Offender Program (MHOP)**
- **Proposed grant includes \$50,000 for the purchase of a vehicle**
- **Waives Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to allow for direct contract with I.M. Sulzbacher Center for the Homeless, Inc.**

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

11. [2024-0476](#) ORD Approp \$154,100 from the Council President's Designated Contingency to the Subsidies & Contributions to Private Org Acct for Mayport Waterfront, Inc., d/b/a Mayport Waterfront Partnership (MWP), to Provide Funding to Support Various Activities & Initiatives by MWP Related to Restoration of Mayport as a "Working Waterfront"; Prov for Carryover to 9/30/25; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & Mayport Waterfront, Inc. for Svcs Related to Restoration of Mayport as a Working Waterfront; 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 MWP; Prov for Oversight by the OED (Staffopoulos) (Introduced by CMs Salem & Diamond) (Co-Sponsors CMs Miller & Peluso) (JWC Apv)
6/11/24 CO Introduced: NCSPHS, R, F, JWC
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
-

6/25/24 CO PH Read 2nd & Rerefer
7/15/24 NCSPHS Amend/Approve 6-0
7/15/24 R Amend/Approve 7-0
7/16/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

AMEND/APPROVE

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

AMENDMENT

1. Clarify that \$110,000 of the funding will be used for a grant to Mayport Waterfront Partnership and \$44,100 will be used for property improvements and signage upgrades in Mayport Village to be managed by the Office of Economic Development
2. Clarify that grant funding for positions can be used by Mayport Waterfront Partnership for an executive director, administrative personnel, and/or financial officer
3. Strike reference to Florida Maritime Training Commercial Fisherman Apprenticeship Course within the purpose of appropriation
4. Correct maximum indebtedness of Mayport Waterfront Partnership agreement to \$110,000
5. Include waiver of Code Sec. 118.201(f)(7) to allow grant funding to be disbursed in four installments of \$27,500
6. Attach revised Exhibit 1 (BT) to correct the account information
7. Attach Mayport Waterfront Partnership grant term sheet and budget as a new exhibit

- Appropriates \$154,100 from the Council President's designated contingency account to fund 1) a grant to Mayport Waterfront Partnership (\$110,000) and 2) capital improvements in Mayport Village (\$44,100)
- Mayport Waterfront Partnership will use the grant funds to hire an executive director and grant writer and pay for operational expenses including office supplies, professional services, web maintenance, and marketing
- Grant funds will be paid to Mayport Waterfront Partnership in four quarterly installments of \$27,500 beginning October 15, 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 in order to authorize a direct contract with Mayport Waterfront Partnership

CONCERN

The grant is being advanced in four quarterly installments as opposed to being paid on a reimbursement basis. If the grant recipient does not comply with the terms of the grant agreement, the City would have to pursue the clawback of the grant. However, the term sheet does include a requirement that the grant recipient demonstrate that the prior installment has been fully expended prior to receiving the next installment.

Phillip Peterson of the Council Auditor's Office explained the amendment. Council Member Salem introduced an amendment to the amendment to clarify how personnel could be structured in the Mayport Waterfront Partnership. The amendment to the amendment was unanimously approved by the Committee, and the amendment as amended was unanimously approved by the Committee.

Council Member Boylan explained that these funds were being drawn from the Council President's Contingency Fund to distinguish this appropriation from the deferred bills.

12. [2024-0477](#) ORD Approp \$125,000 from the Council President's Designated Contingency to the General Fund Operating Subsidies & Contributions to Private Orgs Acct to

Provide Add'l Funding to Downtown Vision, Inc. (DVI) for the Downtown Ambassadors Prog; Prov for Carryover to 9/30/25 (Lopera) (Introduced by CM Carlucci) (Co-Sponsor CM Peluso)
6/11/24 CO Introduced: NCSPHS, F
6/17/24 NCSPHS Read 2nd & Rerefer
6/18/24 F Read 2nd & Rerefer
6/25/24 CO PH Read 2nd & Rerefer
7/15/24 NCSPHS Amend/Approve 6-0
7/16/24 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

AMEND/APPROVE

Aye: 6 - Carlucci, Miller, Amaro, Boylan, Clark-Murray and Salem

Excused: 1 - Peluso

AMENDMENT

Amend Schedules AD and AE of the FY 2023/24 Budget (Ordinance 2023-504-E) and attach as a new exhibit

• Funding anticipated to facilitate the addition of 2 Ambassador positions

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

13. [2024-0478](#) ORD-MC Amend Sec 656.361.5.1 (Uses Permitted Generally-Applicable to All Overlay Districts Zoned CCBBD), Sec 656.361.5 (Use Regulations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Auth Temporary Parking for No Longer Than 4 Yrs on a Site That is Used Primarily for Govt Uses or for NFL Games or Other Special Events Occurring at the Stadium &/or Daily's Place Including Secondary Private Use When Not Required for Governmental Uses or Event Parking; Prov Codification Instructions (Sawyer) (Req of Mayor) (Companion 2024-904)
6/11/24 CO Introduced: NCSPHS, R, LUZ
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH - 8/6/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 7/23/24 & 8/13/24

DEFER

• **This bill is scheduled to be considered by the Planning Commission on 7/18/24**

14. [2024-0492](#) ORD Approp \$250,000.00 from the Mobility Fee - Zone 1 Bike Ped-Activity to the Loretto Rd - Sidewalk Proj to Fund Costs Related to the Construction of a Sidewalk Along Loretto Rd; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds to the Proj; Prov for Oversight by the Engineering & Construction Management Div of the Dept of Public Works (B.T. 24-121) (Dillard) (Req of Mayor)
6/25/24 CO Introduced: NCSPHS, F, TEU
7/15/24 NCSPHS Read 2nd & Rerefer
7/16/24 F Read 2nd & Rerefer
7/16/24 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

READ 2ND & REREFER

15. [2024-0493](#) ORD Approp Grant Funds in the Amt of \$500,000.00 from the State of FL Dept of Commerce, Defense Infrastructure Grant Prog, to Support the City's Encroachment Protection/Compatible Land Use Prog for the Purchase of Restrictive Use Easements on Properties Within the Military Influence Zone Surrounding Duval County Naval Bases & Airfields; Prov for Oversight by the Military Affairs & Veterans Dept (B.T. 24-122) (Dillard) (Req of Mayor) (Co-Sponsors CMs Miller & Johnson)
6/25/24 CO Introduced: NCSPHS, F
7/15/24 NCSPHS Read 2nd & Rerefer
7/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

READ 2ND & REREFER

16. [2024-0494](#) ORD Reapprop \$8,026,971.05 in American Rescue Plan of 2021 Grant Funds from Various Accts Within the Other Federal, State & Local Grants - ARP Local Fiscal Recovery Fund Including (1) \$1,026,971.05 from Other Federal, State & Local Grants - ARP Local Fiscal Recovery Fund - U.S. Treasury Acct to Other Accts Within the Fund, & (2) \$7,000,000.00 to the Roof Replacement - PAC Proj, to Comply With ARP Timing Requirements; Amend the 24-25 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds to the Proj; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 24-125) (Dillard) (Req of Mayor)
6/25/24 CO Introduced: NCSPHS, F
7/15/24 NCSPHS Read 2nd & Rerefer
7/16/24 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

READ 2ND & REREFER

17. [2024-0495](#) ORD Apv & Auth the CEO of DIA, or Her Desig, to Execute: (1) a Redev Agrmt (N4 Agreement) Among the City, DIA & Osprey River, LLC, or Its Affiliates (N4 Developer); (2) a Redev Agrmt (N5 Agreement) Among the City, DIA &

721 Pearl Garage, LLC, or Its Affiliates (N5 Developer); (3) a Redev Agrmt (N8 Agreement) Among the City, DIA & 606 Pearl Street, LLC, or Its Affiliates (N8 Developer); & (4) a Redev Agrmt (N11 Agreement) Among the City, DIA & Jax Porter, LLC, or Its Affiliates (N11 Developer & Collectively With the N4, N5 & N8 Developers, the “Developers”), to Support the Construction of 3 Multifamily & Retail Mixed-Use Dev & to Rehabilitate an Existing Parking Garage in the North Core of Downtown Jax; the N4 Agrmt Regards the Dev of 1.27± Acres of Land Bounded by Union St, Pearl St, Beaver St & N Clay St, to Provide a Min of 266 Residential Units, With 205,384± Sq. Ft. of Leasable Retail Space, & the Improvement of City Owned R/W Known as the N4 Clay Streetscape Improvements & the N4 Public Streetscape Improvements, (N4 Project); The N5 Agrmt Regards the Dev of 1.5± Acres of Land Bounded by W Union St, N Julia St, W Beaver St & N Pearl St, to Renovate an Existing Parking Garage & to Include Therein 15,000± Sq. Ft. of Leasable Retail Space, Inclusive of at Least 1 Restaurant Tenant, & the Improvement of City Owned R/W Known as the N5 Public Streetscape Improvements, (N5 Project); The N8 Agrmt Regards the Dev of 1.49± Acres of Land Bounded by W Beaver St, W Pearl St, W Ashley St & N Clay St, to Provide a Min 21 Floor Residential Tower With 352,660± Sq. Ft. of Leasable Residential Space, Comprised of a Min of 508 Residential Units, & 30,000± Sq. Ft. of Ground Floor Leasable Retail Space, & the Improvement of City Owned R/W Known as the N8 Ashley Streetscape Improvements, N8 Clay Streetscape Improvements, N8 Pearl Streetscape Improvements, & the N8 Public Streetscape Improvements, & the Pearl Square Improvements (N8 Project); The N11 Agrmt Regards the Dev of 1.02± Acres of Land Bound by W Ashley St, the Porter Mansion Property, W Church St and N Pearl St, to Include a Min 6 Floor Mixed-Use Bldg With No Fewer Than 194 Total Units, With 136,924± of Residential Leasable Space, & 21,333± of Ground Floor Leasable Retail Space, Inclusive of at Least 1 Restaurant Tenant Prov Outdoor Dining Options, the Improvement of City Owned R/W Known as the N11 Public Streetscape Improvements, & the Construction of Porter House Park, 18,150± Sq. Ft. Park (N11 Project & Together With the N4 Project, the N5 Project & the N8 Project, the “Project”); Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute a Tower Crane License Agrmt in Support of the Proj; Auth a 75%, 17 Yr Multi-Family Housing REV Grant in the Max Amt Not to Exceed \$14,105,000 in Connection With the N4 Proj (N4 REV Grant), Payable Through the Downtown Northbank CRA Trust Fund; Auth a 75%, 17 Yr REV Grant in the Max Amt Not to Exceed \$2,574,000 in Connection With the N5 Proj (N5 Rev Grant), Authorized Under the CRA Plan Umbrellas for Economic Dev & Parking, Payable Through the Downtown Northbank CRA Trust Fund; Auth a 75%, 17 Yr Multi-Family Housing REV Grant in the Max Amt Not to Exceed \$33,888,000 in Connection With the N8 Proj (N8 REV Grant), Payable Through the Downtown Northbank CRA Trust Fund; Auth a 75%, 17 Yr Multi-Family Housing REV Grant in the Max Amt Not to Exceed \$9,061,000 in Connection With the N11 Proj (N11 Rev Grant), Payable Through the Downtown Northbank CRA Trust Fund; Apv & Auth a \$6,844,000 Completion Grant to the N4 Developer Payable by the City in 3 Installments Upon Completion of N4 Proj

(N4 Completion Grant), to Be Appropriated by Subsequent Legislation; Apv & Auth a \$1,906,000 Completion Grant to the N5 Developer Payable by the City in 3 Installments Upon Completion of N5 Proj (N5 Completion Grant), to Be Appropriated by Subsequent Legislation; Apv & Auth a \$25,557,000 Completion Grant to the N8 Developer Payable by the City in 3 Installments Upon Completion of N8 Proj (N8 Completion Grant), to Be Appropriated by Subsequent Legislation; Apv & Auth a \$4,639,000 Completion Grant to the N11 Developer Payable by the City in 3 Installments Upon Completion of N11 Proj (N11 Completion Grant), to Be Appropriated by Subsequent Legislation; Designating the DIA as Contract Monitor for the Agrmts; Prov for Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (Sawyer) (Req of DIA)

6/25/24 CO Introduced: NCSPHS, F

7/15/24 NCSPHS Read 2nd & Rerefer

7/16/24 F Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

READ 2ND & REREFER

Public Comment:

John Nooney spoke in support of 2024-0476 and stated that he would like to see greater resources dedicated to waterways projects.

NOTE: The next regular meeting will be held Monday, August 5, 2024.

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

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Minutes:

Eamon Webb

EWebb@coj.net

(904) 255-5140

Posted: 7/17/2024, 5:00 PM