

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, October 1, 2024**

**9:30 AM**

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

### **Finance Committee**

*Ron Salem, Pharm. D., Chair  
Terrance Freeman, Vice Chair - Excused*

*Raul Arias*

*Rory Diamond - Excused*

*Nick Howland*

*Will Lahnen*

*Ju'Coby Pittman*

*Legislative Assistant: Steven Libby*

*Council Auditor's Office: Kim Taylor, Council Auditor*

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

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Administration: Scott Wilson*

**Meeting Convened: 9:31 AM**

**Meeting Adjourned: 11:30 AM**

**Present:** 5 - Chair Ron Salem, Council Member Nick Howland, Council Member Raul Arias, Council Member Will Lahnen and Council Member Ju'Coby Pittman

**Excused:** 2 - Vice Chair Terrance Freeman and Council Member Rory Diamond

**Attendance:**

Chief Powers, JFRD, provided a post-Hurricane Helene update. He said that that the city surpassed the \$4.5 million in damages threshold to be eligible for FEMA reimbursement. Chief Powers said that 60 JFRD employees are in West Florida assisting with clearing roads due to storm damage.

**Item/File No.**

**Title History**

1. [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**

2. [2024-0627](#) ORD-MC Concerning the Mayor's Transfer Authority; Amend Secs 106.304 (Mayor's Transfer Power) & 106.308 (Capital Improvement Transfers, Appropriation Amendments & Change Orders), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Limit the Mayor's Transfer Authority to \$100,000 Among the Capital Improvement Projs Listed in the CIP Appvd by the Council & to \$100,000 During Any FY into or Out of Any Agency, Nondept or Dept Existing Line Item; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)  
8/13/24 CO Introduced: R, F  
8/19/24 R Read 2nd & Rerefer  
8/20/24 F Read 2nd & Rerefer  
8/27/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**DEFER**

3. [2024-0636](#) ORD Approp \$3,781,211.73 from Gen Fund Operating - Fund Level Activities - Transfer Fund Balance & Mayor Cure Violence Prog - Contingency to Fund the Jax Journey Forward Strategic Initiative; Prov for Carryover of Funds into FY 24-25 (B.T. 24-136) (Wilson) (Req of Mayor) (Co-Sponsors CMs Carlucci & Johnson)  
 8/13/24 CO Introduced: NCSPHS, R, F  
 8/19/24 NCSPHS Read 2nd & Rerefer  
 8/19/24 R Read 2nd & Rerefer  
 8/20/24 F Read 2nd & Rerefer  
 8/27/24 CO PH Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**DEFER**

4. [2024-0691](#) ORD Approp \$5,177,094.00 in Grant Funds from the FL Dept of Environmental Protection (FDEP) to Prov Funding for the Mccoy's Creek Branches Project; 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. 24-137) (Dillard) (Req of Mayor) (Co-Sponsors CMs Peluso & Clark-Murray) (JWC Apv)  
 8/27/24 CO Introduced: NCSPHS, F, JWC  
 9/3/24 NCSPHS Read 2nd & Rerefer  
 9/4/24 F Read 2nd & Rerefer  
 9/10/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Amend/Approve 6-0  
 10/1/24 F Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

**AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Phillip Peterson, Auditor's Office, explained the amendment. Approved unanimously.

Council Member Lahnen asked about the total project cost.

Mr. Peterson said that with these grant funds, \$3.4 million appropriated previously, \$5.1 million in the CIP currently, and \$5 million anticipated in FY 26-27, the total is just over \$18 million.

Nina Sickler, Public Works, confirmed that amount.

**AMENDMENT**

- 1. Revise year of appropriation to the 2024-2025 fiscal year**
- 2. Correct grant term end date to September 30, 2026**
- 3. Strike CIP amendment language and remove Exhibit 2 (CIP Sheet)**
- 4. Attach Revised Exhibit 1 (BT) to correct account information**

- **Appropriates a \$5,177,094 grant from the State of Florida Department of Environmental Protection for the McCoys Creek Branches project**
- **The City’s required match of \$5,177,094 is included in the FY 24/25 approved budget and CIP**
- **The FY 24/25 approved CIP also includes outyear funding of \$5 million in FY 26/27 for this project**
- **The project will restore the natural function of approximately 4,752 linear feet of stream and improve the north and south branches and the beginnings of McCoys Creek downstream**

5.     [2024-0728](#)     ORD Approp \$250,000 from the NW OED Fund - Contingency Acct, to the NW OED Fund - Loans for the Purpose of Prov a \$250,000 NW Jax Small Business Dev Initiative Loan to Genuine Giants, LLC, in Connection with the Company’s Renovation & Expansion of its Existing Facilities Located Generally at 11830 Old Kings Rd, Jax, FL; Purpose of Approp; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, the Economic Dev Agrmt btwn Company & the City; Auth a 50%, 5 Yr REV Grant in the Max Amt Not to Exceed \$250,000 in Connection with the Construction of the Improvements; Auth Appvl of Tech Amends by the Executive Dir of the OED; Prov for City Oversight by the OED; Affirming the Proj’s Compliance with the NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended; Affirming the Proj’s Compliance with the Public Investment Policy Adopted by Ord 2024-286-E, as Amended (B.T. 24-142) (Sawyer) (Req of Mayor) (Co-Sponsor CM Gaffney, Jr.)  
           9/10/24 CO Introduced: F  
           9/17/24 F Read 2nd & Rerefer  
           9/24/24 CO PH Read 2nd & Rerefer  
           10/1/24 F Amend/Approve 5-0  
           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

- Aye:**             5 -     Salem, Howland, Arias, Lahnen and Pittman
- Excused:**     2 -     Freeman and Diamond

Phillip Peterson, Auditor's Office, explained the amendment. Approved unanimously.

Brian Bergen and Ed Randolph, OED, spoke on behalf of the bill.

Council Member Arias questioned the fairness of offering incentives to a restaurant and the impact of creating just 12 new jobs. Mr. Randolph described the uniqueness of the project, Genuine Giants is planning to expand its current food service operation, add resort style cabins for overnight stays, and increase food processing capabilities. Council Member Arias asked about JSEB participation, which will be 20% per the contract. Council Member Pittman expressed support for the project.

Council Member Salem gave some historical background on the NWJEDF, which was funded in 1999 with \$25 million in BJP dollars for investment in the northwest area of the city.

Council Member Howland asked how much remains in the fund, and about the parameters to receive the incentives from the fund. Mr. Peterson said there is approximately \$2.5 million remaining. Mr. Bergen noted an error in the bill where it states that the REV grant is over 5 years and it should be over 10 years.

Council Member Howland made a motion to amend the amendment to reflect the 10 year REV grant.

Approved unanimously.

Motion to approve the amendment as amended.

Approved with a 4-1 vote, CM Arias in opposition.

Council Member Arias questioned the 3% interest rate of the SBDI loan. He discussed an amendment to set the interest rate to market rate. Mr. Peterson said that the fund guidelines, established in 2016, list the 3% loan interest rate, as does the City's website. Council Member Arias said the guidelines need to be assessed.

Council Member Pittman asked about other plans for incentives from this fund and about replenishing the NWJEDF. Council Member Salem mentioned that the fund should have been used more quickly historically.

**AMENDMENT**

- 1. Reflect appropriation source as NWJEDC Fund Contingency account**
- 2. Modify from 5 year REV grant to 10 year Rev grant**
- 3. Attach Revised Exhibit 1 (Summary) to include updated ROI calculation**
- 4. Place Revised EDA on file to:**
  - a. Reflect full project area and increased base year value**
  - b. Correct scrivener's**
  - c. Modify from 5 year REV grant to 10 year Rev grant**

**Incentives Provided –**

- **\$250,000 Northwest Jacksonville Small Business Development Initiative (SBDI) Loan at 3% interest for 10 years**
- **\$250,000 Recapture Enhanced Value (REV) Grant at 50% over 5 years**

**Performance Schedule –**

- **Complete Improvements on or before December 31, 2026**
- **Creation of 12 New Jobs on or before December 31, 2027**

**Capital Investment - \$6,800,000**

**OED has calculated an ROI of 1.90**

6. [2024-0729](#) ORD-MC Creating a New Sec 122.609 (Amendment for Using Agency for Owner Direct Purchase (ODP) of Materials), Pt 6 (Capital Improvement Plan), Ch 122 (Public Property), Ord Code, to Facilitate the Owner Direct Purchase of Supplies by Allowing the Transfer of Funds Within a Single Proj Without Modifying the Overall Budget of the Proj; Prov Codification Instructions (Wilson) (Introduced by CM Gay)  
 9/10/24 CO Introduced: R, F  
 9/16/24 R Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 R Substitute/Approve 6-0  
 10/1/24 F Substitute/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**SUBSTITUTE/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the Rules substitute. Approved unanimously.

**RULES SUBSTITUTE****As substituted,**

- **Moves the new Code Section to Part 3 (Appropriations) of Ch. 106 (Budget and Accounting Code) of the Ordinance Code instead of Part 6 (Capital Improvement Plan) of Ch. 122 (Public Property)**
- **Clarifies funds can be transferred from a construction account to an owner direct purchase of materials account**
- **Clarifies transfers are not subject to the provisions of Code Sec. 106.304**
- **Clarifies transfer requests will be made using the form prescribed by the Finance Department**
- **Clarifies any residual funding remaining in the direct purchase of materials account after materials have been purchased shall be returned to the account of origin**

7.     [2024-0733](#)     ORD Amend the 24-28 5 Yr IT System Dev Plan Appvd by Ord 2023-507-E to Expand Scope of the Wi-Fi in the COJ Parks Proj from Specific Zip Codes to a Countywide Basis; Prov for Oversight by the Technology Solutions Department (Reingold) (Req of Mayor)  
                           9/10/24 CO Introduced: NCSPHS, F  
                           9/16/24 NCSPHS Read 2nd & Rerefer  
                           9/17/24 F Read 2nd & Rerefer  
                           9/24/24 CO PH Read 2nd & Rerefer  
                           9/30/24 NCSPHS Amend/Approve 6-0  
                           10/1/24 F Amend/Approve 5-0  
                           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE****Aye:**             5 -     Salem, Howland, Arias, Lahnen and Pittman**Excused:**     2 -     Freeman and Diamond

Phillip Peterson explained the amendment. Approved unanimously.

Council Member Arias asked a series of questions about the necessity of an engineering study, the third-party vendor, and infrastructure maintenance over time.

Ms. Kendrick explained that the funds for the study were previously appropriated and this bill just changes the scope of the project to include more parks throughout the county. Mr. Joseph, Parks Director, said that the parks were selected using location and usage, and existing infrastructure.

The committee talked about park security. Mr. Joseph mentioned funds for cameras for parks in each district provided previously through the Special Committee on Parks. Scott Wilson, Mayor's Office noted that vandalism costs the Parks Department \$500,000 each year and that the cameras will help offset that. Council Member Lahnen asked about long term maintenance costs. Ms.

Kendrick said it will be roughly \$3500-5000 per park per year.

**AMENDMENT**

- 1. Strike language amending the Five-Year IT System Development Plan**
- 2. Attach revised project information sheet for the Wi-fi Expansion – County-wide Parks project as a new exhibit**
- 3. Clarify description of Exhibit 1 and Exhibit 2 within bill**

• **Amends the project information sheet for the Wi-Fi Expansion – City Parks project previously approved by Ord. 2023-807-E to:**

- 1) change the name of the project, and**
  - 2) remove specific zip codes for park locations and instead reference countywide parks**
- **Does not change the funding for this project, which was previously appropriated through Ord. 2023-807-E**

8.     [2024-0735](#)     ORD Approp \$85,000.00 in Fund Balance from the Environmental Protection Fund to Prov Funding for Environmental Education & Outreach Activities & Travel, Supplies, Training, Dues & Membership Fees for the Members Environmental Protection Board & Staff; Prov for Waiver Of Sec 111.755 (Environmental Protection Fund), Pt 7 (Environment & Conservation), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Auth Utilization of Funds from the Fund to Prov Funding for the Proj; Prov For Waiver of Sec 360.602 (Uses of Fund), Pt 6 (Environmental Protection Fund), Ch 360 (Environmental Regulation), Ord Code, to Allow for the Utilization of Funds from the Fund to Fund the Proj; Prov a Carryover of Funds to FY 25-26; Prov for Oversight by the Neighborhoods Dept, EQD; Req Annual Reports (B.T. 25-008) (Brown) (Req of Mayor)
- 9/10/24 CO Introduced: NCSPHS, F, TEU  
 9/16/24 NCSPHS Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/17/24 TEU Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Approve 6-0  
 10/1/24 F Approve 5-0  
 10/1/24 TEU Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**APPROVE**

**Aye:**           5 -   Salem, Howland, Arias, Lahnen and Pittman

**Excused:**     2 -   Freeman and Diamond



## Scrivener's

1. Pg. 1, line 10, after "MEMBERS" insert "OF THE"
2. Pg. 1, line 18, strike "FUDING" and insert "FUNDING"

- Waives Code Sections 111.755 and 360.602 to allow for the expenditure of funds for travel, training, and membership fees for the Board members and staff
- Appropriation includes \$5,000 for food to provide lunches, snacks and beverages at the outreach events (JEPB Symposium, Environmental Luncheon, etc.). These funds are intended to cover any cost overruns not covered by registration fees.

9.        [2024-0736](#)    ORD Approp \$109,266.34 from Available Revenue Balance in the Domestic Battery Surcharge Trust Fund to Estab the FY 24-25 Operating Budget for the Fund & to Prov Add'l Training to Law Enforcement Personnel in Combating Domestic Violence (B.T. 24-146) (Brown) (Req of the Sheriff)
- 9/10/24 CO Introduced: NCSPHS, F  
                 9/16/24 NCSPHS Read 2nd & Rerefer  
                 9/17/24 F Read 2nd & Rerefer  
                 9/24/24 CO PH Read 2nd & Rerefer  
                 9/30/24 NCSPHS Approve 6-0  
                 10/1/24 F Approve 4-0  
                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**APPROVE**

**Aye:**            4 -    Salem, Arias, Lahnen and Pittman

**Excused:**     2 -    Freeman and Diamond

10.        [2024-0737](#)    ORD Approp \$1,200,000.00 from the Countywide Traffic Signalization - Fiber Optic Proj to the Moncrief Rd Fiber Optic Proj to Pay for the Installation of Fiber on Moncrief 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 Traffic Engineering Div of the Dept of Public Works (B.T. 24-144) (Wilson) (Req of Mayor)
- 9/10/24 CO Introduced: NCSPHS, F, TEU  
                 9/16/24 NCSPHS Read 2nd & Rerefer  
                 9/17/24 F Read 2nd & Rerefer  
                 9/17/24 TEU Read 2nd & Rerefer  
                 9/24/24 CO PH Read 2nd & Rerefer  
                 9/30/24 NCSPHS Amend/Approve 6-0  
                 10/1/24 F Amend/Approve 5-0  
                 10/1/24 TEU Amend/Approve 5-0  
                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:**            5 -    Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**AMENDMENT**

- 1. Change appropriation year to 2024-2025 and adjust CIP amendment accordingly**
- 2. Attach Revised Exhibit 2 (CIP) to correct appropriation year and out years and to clarify project location**

**• Improvements along Moncrief Rd. will be from Dr. Martin L. King Jr. Blvd. north to W. 33rd St., and 45th St. north to Soutel Drive**

- 11. [2024-0741](#) ORD Approp \$3,044,035.43 from the Inmate Welfare Trust Fund to Estab the FY 24-25 Operating Budget for the Inmate Welfare Trust Fund; Auth a Position Within the Inmate Welfare Trust Fund (R.C. 25-006) (B.T. 25-007) (Sawyer) (Req of Mayor)  
 9/10/24 CO Introduced: NCSPHS, F  
 9/16/24 NCSPHS Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Approve 6-0  
 10/1/24 F Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

- 12. [2024-0742](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver, an Amendment 2 to Economic Dev Agrmnt Btwn the COJ & Jax LNG, LLC to Extend the Construction Commencement Date, Construction Completion Date, Job Creation Date, & Final Yr of the Rev Grant Payout by One Year (Sawyer) (Req of Mayor)  
 9/10/24 CO Introduced: F  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 10/1/24 F Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Ed Randolph, OED, explained that the bill is needed to extend the project timeline due to delays in construction.

- **The Office of Economic Development previously authorized a one-year extension to the performance schedule through the authority provided in the Economic Development Agreement (EDA)**
- **Authorizes Amendment Two to the EDA to provide an additional one-year extension to extend the following deadlines:**
  - **Commencement of Construction – from 6/30/24 to 6/30/25**
  - **Completion of Construction – from 12/31/27 to 12/31/28**
  - **Job Creation Deadline (10 jobs) – from 12/31/28 to 12/31/29**
  - **Final year of REV Grant – from 2037 to 2038**

13.     [2024-0743](#)     ORD Approp \$14,113.50 from the Council President’s Designated Contingency to the Mental Health Offender Program (MHOP) to Pay for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders through the MHOP (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Clark-Murray)  
 9/10/24 CO Introduced: NCSPHS, F  
 9/16/24 NCSPHS Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Amend/Approve 6-0  
 10/1/24 F Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:**           5 -   Salem, Howland, Arias, Lahnen and Pittman

**Excused:**    2 -   Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**AMENDMENT**

**Correct appropriation year to 2024-2025**

14. [2024-0745](#) ORD Approp \$100,000 from the NW OED Fund - Contingency Acct, to the NW OED Fund - Subsidies & Contributions to Private Orgs Acct, for the Purpose of Prov a NW Jax Economic Dev Fund (NWJEDF) Business Infrastructure Grant to Project Soul to Fund Certain Infrastructure Improvements in Connection with the Renovation & Expansion of an Existing Bldg on the Property Located at 2509 N. Main St; Making Certain Findings, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, the Economic Dev Agrmt btwn the City & Company; Auth Appvl of Tech Amends by the Executive Dir of the OED; Affirming the Proj's Compliance with the NWJEDF Guidelines Appvd & Adopted by Ord 2016-779-E, as Amended; Prov for City Oversight by the OED (B.T. 24-143) (Sawyer) (Req of Mayor)  
 9/10/24 CO Introduced: F  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 10/1/24 F Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

Mr. Randolph, OED, explained the project, which is an expansion of an existing restaurant. He said that the location is in a Level 2 Economically Distressed Area so there is not an ROI requirement.

Council Member Howland talked about the capital investment of approximately \$1 million.

**AMENDMENT**

- 1. Change appropriation year to 2024-2025**
- 2. Reflect that the 10-year ROI is less than 1 and the project is estimated to take 12 years to achieve an ROI of 1**
- 3. Attach Revised Exhibit 1 (Summary) to include the estimated break-even point of 12 years and reflect project completion by 12/31/25**
- 4. Place revised EDA on file to (1) include specific defaults resulting in termination for failure to create 4 New Jobs or invest \$500,000 in private funding and (2) correct the performance schedule to reflect completion of Improvements on or before 12/31/25**

**Incentive Provided –**

- **\$100,000 Business Infrastructure (BIG) Grant**

**Performance Schedule –**

- **Complete Improvements on or before December 31, 2025**
- **Create 5 New Jobs on or before December 31, 2025**

**OED has calculated an ROI of .86 and a break-even point of 12 years**

15.     [2024-0747](#)     ORD Approp \$455,000.00 from the Underdrain Replacements Proj to the Brookshire Court Underdrain Rehab Proj to Pay for the Removal & Replacement of 835± ft of Existing Underdrain on Brookshire Court; 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 Traffic Engineering Div of the Dept of Public Works (B.T. 24-145) (Wilson) (Req of Mayor)  
                   9/10/24 CO Introduced: NCSPHS, F, TEU  
                   9/16/24 NCSPHS Read 2nd & Rerefer  
                   9/17/24 F Read 2nd & Rerefer  
                   9/17/24 TEU Read 2nd & Rerefer  
                   9/24/24 CO PH Read 2nd & Rerefer  
                   9/30/24 NCSPHS Amend/Approve 6-0  
                   10/1/24 F Amend/Approve 5-0  
                   10/1/24 TEU Amend/Approve 6-0  
                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:**             5 -     Salem, Howland, Arias, Lahnen and Pittman

**Excused:**      2 -     Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**AMENDMENT**

- 1. Change appropriation year to 2024-2025 and adjust CIP amendment accordingly**
- 2. Correct oversight Division within Public Works to Engineering and Construction**
- 3. Attach a Revised Exhibit 2 (CIP) to correct appropriation year and out years**

16. [2024-0748](#) ORD Making Certain Findings & Auth the Mayor, or Her Desig, to Execute: (1) a Redev Agrmt Among the City, DIA, & Rd River City Brewery, LLC, which Redev Agrmt Provides for the Design & Construction of 390 Multi-Family Residential Units, a 550 Space Structured Parking Facility, a Restaurant Venue, a Ship's Store, & Riverwalk Improvements by the Developer, All on the Southbank of the St. Johns River within the Southside Community Redev Area; (2) a Completion Grant Escrow & Disbursement Agrmt Governing Disbursement of the Completion Grant; (3)...Waiver of that Portion of the Public Investment Policy Adopted by Ordinance 2016-382-E, as Amended, to Authorize the Completion Grant, which is Not Authorized by the Public Investment Policy (Sawyer) (Req of DIA)  
 9/10/24 CO Introduced: NCSPHS, R, F  
 9/16/24 NCSPHS Read 2nd & Rerefer  
 9/16/24 R Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Amend/Approve 6-0  
 9/30/24 R Amend/Approve 6-0  
 10/1/24 F Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Phillip Peterson explained the amendment. Approved unanimously.

Mr. Peterson explained the floor amendment, as agreed upon between DIA and the developer.

Ms. Boyer said that the amendment reduces the required minimum developer equity amount from \$67 million to \$60 million, and implements an incentives test to make sure the minimum equity requirements and maximum incentive levels for high rise developments are maintained post construction, allows for a reduction in the Completion Grant based on the Developer's construction contract, provides for the first draw of the Completion Grant not to exceed \$250,000.

Council Member Lahnen asked if the completion grant amount may increase, and Ms. Boyer said no.

Floor amendment approved unanimously. Amendments rolled together.

**AMENDMENT**

- **Include not to exceed amount \$39,000,000 for Completion Grant within Section 4 of bill**
- **Clarify Developer's annual contribution is for maintenance services of the St. Johns River Park and Friendship Fountain**
- **Include minimum cost of \$250,000 for the Riverwalk Improvements**
- **Revise frequency of Completion Grant draws to quarterly to reflect language within the Completion Grant Escrow and Disbursement Agreement**
- **Correct JSEB goal amount to \$11,759,600**
- **Exhibit Q -**
  - a. **Include requirement that Developer has met the minimum required Developer equity of \$67 million prior to any disbursement of the Completion Grant**
  - b. **Include requirement that Developer provide formal notification to DIA when a draw request has been submitted**
  - c. **Clarify Developer will be responsible for any Escrow Agent fees**
- **Attach Construction Staging Temporary Construction Easement as a new exhibit**
- **Correct scrivener's errors**
- **Further revises the RDA On File to:**
  - (a) **Reduce the developer equity required prior to disbursement of the Completion Grant from \$67 million to \$60 million.**
  - (b) **Implement an incentives test to make sure the minimum equity requirements and maximum incentive levels for high rise developments are maintained post construction.**
  - (c) **Allow for a reduction in the Completion Grant based on the Developer's construction contract**
  - (d) **Provide for the first draw of the Completion Grant not to exceed \$250,000**
  
- **This project was analyzed by DIA using a new methodology created for high-rise developments. DIA anticipates seeking Council approval for this new methodology as part of a future amendment to the BID Plan.**
- **Waives the Public Investment Policy to authorize a Completion Grant which is not an authorized incentive under the policy**

17. [2024-0755](#) ORD Approp \$300,696.95 in Funding from the American Rescue Plan Act of 2021 for the Purpose of Prov Add'l Funding to the Veterans Community Center Proj, to Include Funding for Site Survey, Engineering Drawings, Build-Out Design, & Real Estate Purchase; 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 Dept of Military & Veterans Affairs; Prov for Carryover of Funds to FY 24-25 (B.T. 24-138) (Wilson) (Req of Mayor)  
 9/10/24 CO Introduced: NCSPHS, F  
 9/16/24 NCSPHS Read 2nd & Rerefer  
 9/17/24 F Read 2nd & Rerefer  
 9/24/24 CO PH Read 2nd & Rerefer  
 9/30/24 NCSPHS Amend/Approve 6-0  
 10/1/24 F Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

#### **AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

Council Member Howland asked about the vision for the veterans center. Mr. Conyers, Veterans Affairs, said the veteran community needs a space to gather, as do military families. The center will offer meeting spaces, a gym and service providers on site.

Council Member Arias asked for the site location. Mr. Conyers declined to share the address as the real estate transaction is being negotiated. Council Member Arias suggested targeting private dollars or perhaps naming rights for the center to gain revenue and offset the costs. He asked about increased staff for the Veteran Affairs department. Mr. Conyers said that they will eventually need more staff, but not for 2 or 3 years.

#### **AMENDMENT**

- 1. Reduce appropriation amount to \$290,975.65 based on available funding**
- 2. Change appropriation year to 2024-2025 and adjust CIP amendment accordingly**
- 3. Change oversight of property acquisition to Public Works Real Estate Division and Project oversight to Public Works Engineering and Construction Division**
- 4. Remove carryover language**
- 5. Attach Revised Exhibit 1 (BT) to reduce appropriation based on available funding**
- 6. Attach Revised Exhibit 2 (CIP) to correct appropriation year and amount, out years and totals**

- Appropriated funds must be encumbered by 12/31/24 and expensed by 12/31/26**

#### **NOTE:**

**Funding for construction of gymnasium and other improvements related to the Project is intended to be appropriated in the future but is not reflected on the CIP sheet**



18. [2024-0758](#) ORD Declaring that Certain Parcel of Real Property Located at 1144 Pacetti St, Jax, FL 32206 (R.E. # 115088 0000), in District 7, to Be Surplus to the Needs of the City; Auth Conveyance of the Subject Parcel to Destined for a Change, Inc., a FL Not-for-Profit Corp (DFAC), at No Cost; Auth the Mayor, or Her Desig, & the Corp Sec to Execute a Quitclaim Deed & Other Conveyance Docs; Waiving Sec 122.424 (Disposition for Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Donation of the Subject Property to DFAC; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Donation of the Subject Property to DFAC; Prov for Conveyance of the Property Subject to the Following: (1) the Property is Being Conveyed “as is”, (2)... (Lopera) (Introduced by CM Peluso)
- 9/10/24 CO Introduced: NCSPHS, R, F
  - 9/16/24 NCSPHS Read 2nd & Rerefer
  - 9/16/24 R Read 2nd & Rerefer
  - 9/17/24 F Read 2nd & Rerefer
  - 9/24/24 CO PH Read 2nd & Rerefer
  - 9/30/24 NCSPHS Amend/Approve 6-0
  - 9/30/24 R Amend/Approve 6-0
  - 10/1/24 F Amend/Approve 5-0
  - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

**AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**AMENDMENT**

- 1. Authorize approval and execution of a donation agreement and attach as a new exhibit**
- 2. Clarify that the restrictive covenant will run with title to the property**
- 3. Designate the Housing and Community Development Division with oversight for the property use**

- **Declares the City-owned parcel located at 1144 Pacetti Street surplus to the needs of the City**
- **Authorizes conveyance of the surplus parcel at no cost to Destined for a Change, Inc. (“DFAC”) for development of affordable housing**
- **Requires that DFAC obtain the land use and zoning designations and any other entitlements necessary to develop the property for residential affordable housing within 2 years of conveyance and develop the property within 2 years of obtaining the appropriate zoning designations and entitlements**
- **Provides for a restrictive covenant requiring that the property be used for affordable housing (households not exceeding 140% of area median gross income)**
- **Waives Code Sec. 122.424 (disposition by direct sale) and 122.425 (Disposition by auction or sealed bid) in order to authorize the conveyance of the property to DFAC rather than disposing of the property through a negotiated sale to an adjacent land owner or through auction or sealed bid**

19.     [2024-0762](#)     RESO Apv & Auth the Execution of an Amended & Restated Economic Dev Agrmt btwn the City & Publix Super Markets, Inc., to Support the Expansion of Company’s Operations at a New Facility & the Expansion of an Existing Facility Located in Jax, FL; Auth a 5-Yr REV Grant Not to Exceed \$5,600,000; Apv & Auth the Execution of Docs by the Mayor, or Her Desig, & Corp Sec; Auth Appvl of Tech Amends by the Executive Dir of the OED; Prov for Oversight by the OED; Prov a Deadline for the Company to Execute the Agrmt; Affirming the Proj’s Compliance with the Public Investment Policy Adopted by Ord 2024-286-E; Req 2-Reading Passage Pursuant to C.R. 3.305 (Dillard) (Req of Mayor)  
9/24/24 CO Introduced: F  
10/1/24 F Approve 5-0

**APPROVE**

**Aye:**             5 -     Salem, Howland, Arias, Lahnen and Pittman

**Excused:**       2 -     Freeman and Diamond

Mr. Randolph, OED, explained the increased scope of the project with an investment of \$264 million and increase to the number of jobs by 25. Project Willow 2 will construct over 370,000 sq/ft of new cold storage facility on vacant land off General Avenue while adding an additional 60,000 sq/ft onto the adjacent existing facility. A minimum of 175 new jobs will be created no later than December 31, 2028. Council Member Howland asked about the average wage for the newly created jobs. Mr. Randolph said the average will be about \$48,000/year.

- Authorizes execution of Revised and Restated Economic Development Agreement (EDA) to:
  - Increase REV Grant incentive from \$3,500,000 to \$5,600,000
  - Increase total Capital Investment from \$150,000,000 to \$264,000,000
  - Increase New Jobs from 150 to 175
  - Reflect additional Improvements and increased Project footprint
  - Extend performance and payout schedules 1 year
- \$5,600,000 REV Grant is at 50% for 5 years
- OED has calculated an ROI of 4.15

20.     [2024-0763](#)     ORD Approp \$692,834 from the Special Law Enforcement Trust Fund to Fund Various Crime Prevention & Law Enforcement Expenditures & Activities Including: (1) Transferring \$12,500 from the Fund to the Teen Driver Special Rev Fund in Accordance with Sec 111.365, Ord Code, to Fund the Teen Driver Challenge Prog; (2) Transferring \$12,500 from the Fund to the Police Explorer Trust Fund in Accordance with Sec 111.340, Ord Code, to Fund the JSO Police Explorer Post; (3) \$248,610 for Security Camera Maintenance for JSO Facilities; (4) \$90,000 for Specialized JSO Computer Workstations; (5) \$46,399 for UTVs for Various JSO Units; (6) \$32,825 for JSO Satellite Phones & Accessories; (7) & \$250,000 for JSO Firearms Lab Equipment; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect the Reallocation of Funds (B.T. 25-006) (Brown) (Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Pittman)  
 9/24/24 CO Introduced: NCSPHS, F  
 9/30/24 NCSPHS Read 2nd & Rerefer  
 10/1/24 F Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**READ 2ND & REREFER**

21.     [2024-0766](#)     ORD Approp \$329,091.00 (\$264,582.00 in Grant Funds from AmeriCorps Seniors, Formerly Known as the Corporation for National & Community Service, & a \$64,509.00 Match from the City from Gen Fund Operating Fund Balance) for the Duval County Senior Companion Prog; Auth Position & PT Hours; Prov for City Oversight by the Senior Svcs Div of the Dept of Parks, Recreation & Community Svcs (B.T. 24-152) (R.C. 24-168) (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Pittman)  
 9/24/24 CO Introduced: NCSPHS, F  
 9/30/24 NCSPHS Read 2nd & Rerefer  
 10/1/24 F Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**READ 2ND & REREFER**

22. [2024-0767](#) ORD Approp \$100,000 from Gen Fund Operating Reserves to the Grant & Contract Compliance - Subsidies & Contributions to Private Organization Acct, to Prov a City Grant To El Bethel Divine Holiness Church, Inc. d/b/a El Beth El Development Center, Inc. for the People Helping People Crime Prevention Prog as Described Herein; Invoking the Exemption in Sec 126.108(g) (Exemptions from Competitive Solicitation), Subpart A (General Regulations), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with El Beth El; 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 El Beth El; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City A Grant Agrmnt with El Beth El for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Arias)  
 9/24/24 CO Introduced: NCSPHS, R, F  
 9/30/24 NCSPHS Read 2nd & Rerefer  
 9/30/24 R Read 2nd & Rerefer  
 10/1/24 F Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**READ 2ND & REREFER**

23. [2024-0769](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a 2nd Amendment to the FY 21-22 City Grant Agrmt btwn the City & Regional Food Bank of Northeast Florida, Inc. d/b/a Feeding Northeast Florida, to Extend the Term of the Agrmt to Exp on 9/30/25, to Extend Certain Other Related Dates & Deadlines within the Agrmt, to Revise the Agrmt to Provide that the City Funds Will Be Used for a Roof Replacement at Regional Food Bank of Northeast Florida, Inc. d/b/a Feeding Northeast Florida's New Location at 5245 Old Kings Rd, & to Amend the Overall Proj Cost to \$1.2 Million with All Funding Being Provided by the City; Prov for Continued Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Introduced by CM Salem)  
 9/24/24 CO Introduced: NCSPHS, F  
 9/30/24 NCSPHS Emergency/Amend/Approve 6-0  
 10/1/24 F Emergency/Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**EMERGENCY/AMEND/APPROVE**

**Aye:** 5 - Salem, Howland, Arias, Lahnen and Pittman

**Excused:** 2 - Freeman and Diamond

Mr. Peterson explained the amendment. Approved unanimously.

**NCSPHS AMENDMENT****Add one cycle emergency language**

- **City funds were originally to aid in the renovation and redevelopment of a farmer's market and resource center for the community as a partial match to the project**
- **Funds will now be used for a roof replacement at Feeding Northeast Florida's new location**

24.     [2024-0773](#)     ORD Approp \$1,000,000 from the Contingency Acct to the Contribution To-From Component Unit Acct within the Homelessness Initiatives Special Rev Fund to Provide a Contribution to JHFA to Support Dev of Multifamily Affordable Housing in Duval County; Waiving the Conflicting Provisions of Sec 111.920 (Homelessness Initiatives Special Revenue Fund), Pt 9 (Neighborhood Development), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Allow for Use of the City Funds Appropriated Herein for Dev of Affordable Housing; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Interlocal Agrmt btwn the City & JHFA; Prov for Oversight by the Neighborhoods Dept (Staffopoulos) (Introduced by CM J. Carlucci)  
9/24/24 CO Introduced: NCSPHS, F  
9/30/24 NCSPHS Read 2nd & Rerefer  
10/1/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**READ 2ND & REREFER**

Public comment: Mr. Nooney talked about public waterway access.

**NOTE: The next regular meeting will be held Tuesday, October 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: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 10.4.24 5:00 pm