City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202

Meeting Minutes

Tuesday, October 6, 2026

1:00 PM

Council Chamber,
1st Floor, City Hall

Finance Committee

Will Lahnen, Chair
Chris Miller, Vice Chair
Michael Boylan
Rory Diamond
Mike Gay
Rahman Johnson - Excused Late Arrival 1:06 p.m.
Randy White

Legislative Assistant: Barbara Ireland
Council Auditor's Office: Phillip Peterson, Council Auditor
Council Auditor's Office: Heather Reber, Assistant Council Auditor
Council Research: Colleen Hampsey, Chief
Office of General Counsel: Mary Staffopoulos, Deputy
Administration: Brittany Norris

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
4) Audible noise from cellphones or other electronic devices;
5) Consumption of alcohol or controlled substances;
6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
8) Returning to the meeting after having been removed or ejected, or attempting to do so.

Meeting Convened: 1:00 p.m. **Meeting Adjourned: 2:20 p.m.**

Attendance:
CP Howland: Visiting
CM Peluso: Visiting

Present: 7 - Will Lahnen, Chris Miller, Rory Diamond, Mike Gay, Rahman Johnson, Randy White and Michael Boylan

• Carr, Riggs and Ingram Communication of FY 24/25 Audit Results
Presentation of the annual Independent audit, as required by Charter Section 5.11, of the accounts and financial transactions of the consolidated government. Full report is posted on the City's Finance Department webpage. The report highlights that the City maintained fiscally responsible practices to ensure financial stability and preparedness.

Item/File No. **Title History**

1. **2024-0966** ORD Apv an Agrmt for Settlement of Fines Imposed by the Municipal Code Enforcement Brd/Special Magistrate btwn the City & Live Oak Ancient City Living, LLC, a Delaware LLC, & Directing the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver the Agrmt on Behalf of the City or Auth the Agrmt to Become Effective without the Mayor's Signature; Auth the Execution of All Docs Relating to the Agrmt & Auth Tech Changes as Herein Defined; Prov for Oversight of the Agrmt by the Municipal Code Compliance Div of the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CM Carrico)
11/26/24 CO Introduced: R, NCSPHS, F
12/2/24 NCSPHS Read 2nd & Rerefer
12/2/24 R Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

DEFER

2. **2025-0361** ORD Concerning Retiree Adjustment Payments; Incorporating Recitals; Auth a Retired Employee Adjustment Payment to Retirees & Beneficiaries of the Correctional Officers, General Employees & Police & Fire Pension Funds of the City; Prov for Funding from Pension Liability Surtax; Requiring Certification of Eligibility by the Administrator of the General Employees' Pension Plan & Executive Director of the Police & Fire Pension Plan; Prov for Timing of Payments (Reingold) (Introduced by CM White) (Co-Sponsors CMs Johnson, Gay, Carlucci, Amaro, Gaffney, Jr., Carrico, Peluso & Pittman)
5/13/25 CO Introduced: NCSPHS, F
5/19/25 NCSPHS Read 2nd & Rerefer
5/20/25 F Read 2nd & Rerefer
5/27/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

DEFER

3. **2026-0227** ORD-MC Creating a New Sec 106.330.1 (Prohibition on Expenditures for Abortions &/or Related Services), Subpt B (Special Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Prohibit Expenditure of City Funds to Pay for Abortions &/or Related Svcs; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)
3/24/26 CO Introduced: R, NCSPHS, F
4/6/26 NCSPHS Read 2nd & Rerefer
4/6/26 R Read 2nd & Rerefer
4/7/26 F Read 2nd & Rerefer
4/14/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

DEFER

4. **2026-0320** ORD-MC re the Jax Police & Fire Pension Brd of Trustees; Amend Sec 22.02 (Membership) & 22.12 (Retirement for Board Employees) of Article 22 (Jacksonville Police & Fire Pension Board of Trustees) of the Charter of the City; Repealing Pt 5 (Financial Investment & Advisory Committee) & Pt 6 (Ethics, Fiduciary Responsibilities & Best Practices), Ch 121 (Police & Firefighters Pension Plan), Ord Code, in Their Entirety; Amend Secs 121.105 (Pensioner's Rights Upon Reemployment by City) & 121.117 (Executive Director-administrator), Pt 1 (Police & Fire Pension Fund Administration), Ch 121 (Police & Firefighters Pension Plan), Ord Code; Creating a New Sec 121.119 (Fiduciary & Ethical Standards), Pt 1 (Police & Fire Pension Fund Administration), Ch 121 (Police & Firefighters Pension Plan), Ord Code, Amend Sec 121.304 (Forfeiture, Disqualification & Recovery of Pension Benefits for Frauds Committed on or to the Police & Fire Pension Fund & for Other Acts Which Could Result in the Loss of City Pension Benefits), Pt 3 (Miscellaneous Benefits), Ch 121 (Police & Firefighters Pension Plan), Ord Code, to Update Non-Benefit Related Governance Issues Pertaining to the Jax Police & Fire Pension Brd of Trustees & the Police & Firefighters Pension Plan; Auth the Mayor, or Her Desig, & the Corp Sec to Execute, Deliver & File That Certain Amdt to the 2015 Retirement Reform Agrmt btwn the City & the Jax Police & Fire Pension Fund Brd of Trustees; Prov for Codification Instructions (Reingold) (Introduced by CM White)
4/28/26 CO Introduced: R, NCSPHS, F
5/4/26 NCSPHS Read 2nd & Rerefer
5/4/26 R Read 2nd & Rerefer
5/5/26 F Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

DEFER

5. **2026-0377** ORD Requiring a Comprehensive Report by the Council Secretary/Director Pertaining to the Downtown Entertainment Dist; Estab Required Data Elements, Comparative Analysis, Analytical Findings, Operational Impact Assessments, Stakeholder Input, Interagency Coordination, Report Structure & Format, & Public Presentation (Reingold) (Introduced by CM Johnson) (Co-Sponsor CMs J. Carlucci & Salem)
5/12/26 CO Introduced: NCSPHS, F
5/18/26 NCSPHS Read 2nd & Rerefer
5/19/26 F Read 2nd & Rerefer
5/26/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

6. **2026-0541** ORD Making Certain Findings & Apv & Auth the CEO of the DIA, or Her Desig, to Execute a Redev Agrmt Among the City, the DIA & 119 Beaver St W, LLC to Support the Construction of a Mixed Use Residential & Retail Dev, Including 259± Residential Units, & 37,000± sq ft of Ground Floor Leasable Retail Space, Including No Less Than 30,000 sq ft to Be Desig for Use by Publix Grocery Store or Other Similarly Well-Known Regional or National Grocer as Appvd by the DIA; Auth a 75%, 17-Yr Recaptured Enhanced Value (REV) Grant in the Max Amt Not to Exceed $21,412,000 in Connection with the Proj (REV Grant), Payable Thru the Downtown Northbank CRA Trust Fund; Apv & Auth a $28,250,000 Completion Grant to the Developer Payable by the City in 2 Installments Upon Completion of the Proj (Completion Grant), to Be Appropd by Subsequent Legislation; Desig 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 Agrmt & Transactions, & Auth Technical Changes to the Docs (Lavie) (Req of the DIA)
6/23/26 CO Introduced: NCSPHS, F
7/20/26 NCSPHS Read 2nd & Rerefer
7/21/26 F Read 2nd & Rerefer
7/28/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Amend/Approve 5-2 (Salem, Miller)
10/5/26 NCSPHS Reconsider/Amend/Approve 6-0
10/5/26 NCSPHS Reconsider/Amend/Approve 5-1 (Miller)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26

DEFER

This item was marked on the agenda for action. The amendment was moved and seconded.
There was discussion about development incentives and the implications of Amendment 3.
CM Diamond moved to defer the bill 2 cycles, seconded by CM Johnson.
CM Diamond advocated for deferral, to await the outcome of the Amendment 3 referendum in November.
CP Howland concurred with the idea of deferral. Mr. Tarbert, DIA, explained that the incentive is for the building, not for the future grocer tenant (Publix), and he noted the import of strengthening the commercial property tax base, in case Amendment 3 is approved. The committee debated the length of the deferral and how it would impact the project's investors. Cindy Trimmer, on behalf of the applicant, said a November 10th council vote is not ideal but is workable. Brian Moll, Chief Executive Officer of Gateway Jax, concurred.
Hand vote to defer 2 cycles. Approved 7-1 (Johnson in opposition)

7. **2026-0672** ORD Declaring the Prop Located at 1725 East 22nd St, Jax, FL 32206 (R.E. No. 131783-0000) in Council Dist 10 to Be Surplus to the Needs of the City; Auth Conveyance of the Property to Destined for a Change, Inc., a FL Not-for-profit Corporation ("DFAC"), at No Cost, to Be Used for the Provision of Permanent Affordable Housing; Auth the Mayor, or Her Desig, & the Corp Secretary to Execute a Land Donation Agrmt, Quitclaim Deed, & Other Conveyance Docs to Effectuate the Intent of This Ord; Waiving Sec 122.421 (General Provisions; Delegations of Authority), Subpart B (Real Property Dispositions & Exchanges), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Donation of the Prop to DFAC Without Requiring Payment of Delinquent Real Estate Taxes; Waiving Sec 122.423 (Disposition for Affordable Housing), Subpart B (Real Property Dispositions & Exchanges), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Direct Donation of the Prop to DFAC Instead of Through the Affordable Housing Disposition Process; Prov for Inclusion of a Covenant in the Quitclaim Deed Conveying the Prop Requiring the Prop to Be Devd &/or Used for Affordable Housing Within 3 Yrs of the Conveyance, Subj to an Extension of Up to 2 Addl Yrs for Good Cause as Determined by the Chief of the Housing & Community Dev Div, as Evidenced by Certs of Occupancy, & Granting Reversionary Rights in the Prop to the City if Not So Used; Prov for City Oversight of Conveyance of the Prop by the Dept of Public Works, Real Estate Div, & by the Neighborhoods Dept, Housing & Community Dev Div, Over the Prop Thereafter (Staffopoulos) (Introduced by CM Pittman)
8/25/26 CO Introduced: R, NCSPHS, F
8/31/26 R Read 2nd & Rerefer
8/31/26 NCSPHS Read 2nd & Rerefer
9/1/26 F Read 2nd & Rerefer
9/8/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/8/26

DEFER

8. **2026-0677** ORD Making Certain Findings, & Auth the Mayor, or Her Desig, to Execute: (1) an Amend & Restated Redev Agrmt btwn the City & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site Located at 1335 N Pearl St & 205 W 3rd St, in the City of Jax; Auth a Redev Completion Grant in the Amt of $3,000,000 to the Developer Upon Substantial Completion of the Proj, to Be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of $3,000,000 with a Term of 20 Yrs in Connection with the Proj, to Be Approp by Subsequent Legislation; Waiver of Sec 91.113, Ord Code, That Auths Settlement &/or Compromise of Fines & Liens Imposed by the MCEB or Special Magistrate; Waiver of Sec 91.114, Ord Code, re the Procedure to Request That a Fine or Line Imposed Pursuant to Sec 91.107 Be Reduced; Waiver of Sec 518.145(D) (Collection & Settlement of Nuisance Abatement & Demolition Liens), Ord Code, to Auth Removal of the Nuisance Liens Upon Substantial Completion of the Proj; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Dept of PW & the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Prov a Deadline for the Developer to Execute the Agrmts After They Are Delivered to the Developer; Waiver of the Public Investment Policy Adopted by Ord 2024-286-E, as Amend, to Auth a Redev Completion Grant & a Dev Loan That Are Not Currently Authd by the Public Investment Policy (Sawyer) (Introduced by CM Carlucci)
8/25/26 CO Introduced: R, NCSPHS, F
8/31/26 R Read 2nd & Rerefer
8/31/26 NCSPHS Read 2nd & Rerefer
9/1/26 F Read 2nd & Rerefer
9/8/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/8/26

DEFER

9. **2026-0687** ORD-MC re the Corrections Employees Defined Contribution Plan; Creating a New Sec 120.513B (Definitions), Subpart B (Corrections Employees Defined Contribution Plan), Pt V (Defined Contribution Plans), Ch 120 (General Employees & Corrections Officer Pension Plans & All Employees Defined Contribution Retirement Plans), Ord Code, to Prov a Definition of "Earned Compensation"; Amend Sec 120.503B (Contributions), Subpart B (Corrections Employees Defined Contribution Plan), Pt V (Defined Contribution Plans), Ch 120 (General Employees & Corrections Officer Pension Plans & All Employees Defined Contribution Retirement Plans), Ord Code, to Revise an Ord Code Ref; Prov for Retroactive Application of the Code Amends Contained Herein to 10/1/2017; Prov Codification Instructions (Granat) (Introduced by CM White)
8/25/26 CO Introduced: R, F
8/31/26 R Read 2nd & Rerefer
9/1/26 F Read 2nd & Rerefer
9/8/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/8/26

DEFER

10. **2026-0698** ORD Approp $111,233.00 in Fund Bal from the Environmental Protection Fund to Prov Funding for the 19th State of the River Report for the Lower St. Johns River Basin; 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 Cont Funding the Annual State of the River Report; 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 Cont Funding the Annual State of the River Report; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & JU for the Proj; Invoking the Exemption in Sec 126.108(G) (Exemptions from Competitive Solicitation), Subpt A (General Regulations), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Direct Contract with JU for the Proj; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with JU; Prov for Carryover to FY 26-27; Prov for Oversight by the Office of Admin Svcs, Environmental Quality Div; Requiring Annual Reports (B.T. 26-095) (Dillard) (Req of Mayor) (Co-Sponsors CMs Peluso & Johnson) (JWC Apv)
9/8/26 CO Introduced: R, NCSPHS, F, JWC
9/14/26 R Read 2nd & Rerefer
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 R Amend/Approve 7-0
10/5/26 NCSPHS Amend/Approve 7-0
10/6/26 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

AMEND/APPROVE

Aye: 7 - Lahnen, Miller, Diamond, Gay, Johnson, White and Boylan

Heather Reber, Auditor's Office, explained the amendment. Approved unanimously.

AMENDMENT
1. Update fiscal year of appropriation to 2026/2027 and remove carryover language
2. Remove Sec. 118.107 waiver and affidavit (Exhibit 3)
3. Pg. 6, line 2: strike "Annual Reports" and insert "Final Report"
4. Place revised agreement On File to include missing exhibits and update payment and completion date

• Waives Code Sections 111.755 (Environmental Protection Fund) and 360.602 (Uses of Fund) to allow for the expenditure of Environmental Protection Fund dollars on continuing studies

11. **2026-0700** ORD Approp $9,222,943, Including $1,100,000 from the Downtown Economic Dev Fund - Osprey River LLC N4 2024-495 - Contingency Acct, $2,422,343 from the Multiyear Progs & Initiatives - Osprey River LLC N4 2024-495 - Contingency Acct, $1,061,600 from the Multiyear Progs & Initiatives - 721 Pearl St Garage LLC N5 2024-495 - Contingency Acct, & $4,639,000 from the Multiyear Progs & Initiatives - Jax Porter LLC N11 2024-495 - Contingency Acct, to Completion Grants Accts to Prov Funding for Completion Grants for the Gateway N4, Gateway N5, & Gateway N11 Dev in FY 26-27 (Staffopoulos) (Introduced by CM Lahnen)
9/8/26 CO Introduced: NCSPHS, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Approve 7-0
10/6/26 F Approve 6-1 (Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

APPROVE

Aye: 6 - Lahnen, Miller, Gay, Johnson, White and Boylan

Nay: 1 - Diamond

12. **2026-0701** ORD Approp $26,000,000, Including $23,405,097 from the Special Council Reserve-Activity - Contingency Acct & $2,594,903 from Gen Fund Operating Reserves, to Prov $14,000,000 to the Tenant & Leasehold Improvements - Operating Lease - Leasehold Improvements Acct for Improvements to the New JSO Headquarters, $10,000,000 to the JSO Warehouse Consolidation - Buildings-Office, Zoos, Parks, Recreation Acct for the JSO Warehouse Consolidation Proj, & $2,000,000 to the JFRD 1 Time Enhancement - Specialized Equipment Acct for the Purchase of a CO2 Removal System for the JFRD; Amend the 27-31 5-Yr CIP Appvd by Ord 2026-505-E to Reflect the Approp of $10,000,000 to the New Proj Entitled "JSO Warehouse Consolidation"; Prov for Oversight by JSO & JFRD, Respectively (Staffopoulos) (Introduced by CM Lahnen)
9/8/26 CO Introduced: NCSPHS, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Amend/Approve 7-0
10/6/26 F Amend/Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

AMEND/APPROVE

Aye: 8 - Lahnen, Miller, Diamond, Gay, Johnson, White, Boylan and Howland

Ms. Reber explained the amendment. Approved unanimously.
CM Lahnen said that this bill provides funding for 3 public safety projects proposed in the Mayor's budget.

NCSPHS AMENDMENT
1. Increase total appropriation amount to $31,450,000
2. Decrease Special Council Reserve amount to $18,267,670
3. Increase General Operating Reserve amount by $10,587,427, from $2,594,903 to $13,182,330
4. Attach Revised Exhibit 1 (BT) due to changes in funding
5. Attach Revised Exhibit 2 (CIP Information Sheet) to increase JSO Warehouse Consolidation project amount to $15,450,000

13. **2026-0704** ORD Apv the Proposed Collective Bargaining Agrmt btwn JEA & Northeast Florida Public Employees' Local 630 Laborers' International Union of North America, AFL-CIO (LiUNA), Such Agrmt Commencing 10/1/25 & Ending 9/30/28 (Gavin) (Req of JEA)
9/8/26 CO Introduced: R, TEU, F
9/14/26 R Read 2nd & Rerefer
9/15/26 TEU Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 R Approve 7-0
10/6/26 TEU Approve 7-0
10/6/26 F Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

APPROVE

Aye: 8 - Lahnen, Miller, Diamond, Gay, Johnson, White, Boylan and Howland

• Total estimated cost over the 3-year term is approximately $9.8 million broken out as follows:
- FY 25/26 - $1.6 million
- FY 26/27 - $3.3 million
- FY 27/28 - $4.9 million
• Authorizes wage increases of:
- FY 25/26 – 3.5% (retroactive)
- FY 26/27 – 3.5%
- FY 27/28 – 3.5%

14. **2026-0705** ORD Concerning Surplus Personal Property of the City; Declaring That Certain 2015 Chevrolet Silverado K1500 5.3l Crew Cab Work Truck (VIN 3GCUKPEC8FG418141, Vehicle # 8125-20) Valued at $10,725± to Be Surplus to the Needs of the City, & Auth the Approp Officials of the City to Transfer Title of Said Property to the Volunteer Life Saving Corps., Inc., Located at 427 N 3rd St, Jax Beach, FL 32250, at No Cost, for the Provision of Supplemental Ocean Rescue & Lifeguarding Svcs on Jax Beach, in Accordance with Sec 122.812(C), Ord Code; Desig the JFRD to Monitor Actual Use of Said Property; Prov for a Reverter (Staffopoulos) (Introduced by CM Diamond)(Co-Sponsor CM Miller)
9/8/26 CO Introduced: R, NCSPHS, F
9/14/26 R Read 2nd & Rerefer
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 R Approve 7-0
10/5/26 NCSPHS Approve 7-0
10/6/26 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

APPROVE

Aye: 7 - Lahnen, Miller, Diamond, Gay, Johnson, White and Boylan

15. **2026-0706** ORD Approp Investment Pool Earnings with the Downtown Economic Dev Fund to the Osprey River LLC N4 Proj & Forgivable Loans Accts in the Amt of $1,134,952.80; Prov the Purpose for the Approp (Lavie) (Req of DIA)
9/8/26 CO Introduced: NCSPHS, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Amend/Approve 7-0
10/6/26 F Amend/Approve 6-1 (Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

AMEND/APPROVE

Aye: 6 - Lahnen, Miller, Gay, Johnson, White and Boylan

Nay: 1 - Diamond

Ms. Reber explained the amendment. Approved 6-1 (Diamond in opposition)

AMENDMENT
1. Provide additional clarification in bill title and explanation of appropriation indicating that $715,657 is being appropriated for the Osprey River N4 project, and $419,295.80 is being appropriated for DEDF Forgivable Loans
2. Correct appropriation fiscal year

16. **2026-0707** ORD Approp $181,999.85 Within the Emergency Solutions Grant Fund, Which Includes $132,902 in New Funding From the US Dept of Housing & Urban Dev & Reallocating $49,097.85 Btwn Prog Budget Line Items, in Support of the Emerg Solutions Grant - Rapid Unsheltered Survivor Housing Prog (B.T. 26-098) (Smith) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
9/8/26 CO Introduced: NCSPHS, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Amend/Approve 6-0
10/6/26 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

AMEND/APPROVE

Aye: 7 - Lahnen, Miller, Diamond, Gay, Johnson, White and Boylan

Ms. Reber explained the amendment. Approved unanimously.

AMENDMENT
1. Reduce total appropriation amount to $181,333.85 and reallocated amount to $48,431.85 based on presently available funds within the accounts
2. Attach Revised Exhibit 1 (BT) to reflect the reduction in the reallocated amount
3. Place Federal Award Agreement on file to reflect compliance with Municipal Code Section 117.107
4. Correct appropriation fiscal year

• No City match required

17. **2026-0709** ORD Ord Relating to the Council Rules; Amend Council Rule 2.210 (Rules in Committee), Pt 2 (Committee Procedure), Ch 2 (Committees), Council Rules, to Prov That a Quorum of a Standing Committee Shall Be a Majority of Its Members (Staffopoulos) (Introduced by CM Gay) (Co-Sponsors CMs Lahnen & Miller)
9/8/26 CO Introduced: R, NCSPHS, TEU, F
9/14/26 R Read 2nd & Rerefer
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 TEU Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 R Approve 5-2 (Boylan, Clark-Murray)
10/5/26 NCSPHS Approve 7-0
10/5/26 NCSPHS Reconsider/Approve 5-2 (Clark-Murray, Peluso)
10/6/26 TEU Approve 6-1 (Peluso)
10/6/26 F Approve 6-1 (Boylan)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

APPROVE

Aye: 6 - Lahnen, Miller, Diamond, Gay, Johnson and White

Nay: 1 - Boylan

CM Gay spoke about the intent of this bill, to prevent delays in meetings due to quorum issues. CM Boylan spoke in opposition. CM Johnson commented about the risk of absolutes.

• Amends Council Rule 2.210 (Rules in Committee) to change the quorum requirement for standing committees from five members (or four members if there are two or more excused absences for that particular meeting) to a majority of members

18. **2026-0720** ORD Approv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, Intergovernmental Cooperative Mgmt Agrmt Btwn the St. Johns River Water Mgmt District ("SJRWMD") & the City in Order to Cooperatively Manage the Pablo Creek Conservation Area; Prov for Oversight by the Dept of Parks, Recreation & Community Srvs (Loy, Jr.) (Req of Mayor) (Co-Sponsor CM Lahnen)
9/8/26 CO Introduced: NCSPHS, TEU, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 TEU Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Approve 7-0
10/6/26 TEU Approve 7-0
10/6/26 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

APPROVE

Aye: 7 - Lahnen, Miller, Diamond, Gay, Johnson, White and Boylan

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

• Capital park improvements are estimated to cost $200,000 and are anticipated to be completed in 2028
• Pablo Creek Conservation Area is generally located south of J Turner Butler Blvd and east of Interstate 295

19. **2026-0740** ORD Re the Project Commonly Referred to as the "Lofts at Southbank" (the "Project"); Incorporating Recitals as Findings of the City Council; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, an Amendmnt 3 to Economic Dev Agrmt Btwn the City & Lofts at Southbank, Ltd., to Extend the Date for Commencement of Construction to Occur on or Before 9/1/27, & the Date for Completion of Construction to Occur on or Before 5/1/29; Apv & Auth an Extension to the Final Appvl Granted by the DDRB on 9/12/24, for the Project (DDRB Appl 24-3), With Said Appvl Originally Set to Exp on 9/12/25, as Subsequently Extended by DDRB Staff Pursuant to Sec 656.361.7.1 (Appl & Review Procedure to DDRB & Council; Appeals), Ord Code, to Be Coterminous With Expiration or Termination of the Economic Dev Agrmt (Staffopoulos)
(Introduced by CM J. Carlucci)
9/8/26 CO Introduced: NCSPHS, F
9/14/26 NCSPHS Read 2nd & Rerefer
9/15/26 F Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
10/5/26 NCSPHS Amend/Approve 6-0
10/6/26 F Amend/Approve 6-1 (Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

AMEND/APPROVE

Aye: 6 - Lahnen, Miller, Gay, Johnson, White and Boylan

Nay: 1 - Diamond

Ms. Reber explained the amendment. Approved unanimously.

AMENDMENT
1. Pg. 2, line 26: strike "November 1, 2026 to May 1, 2027" and insert "November 1, 2027 to May 1, 2028"
2. Attach revised Exhibit 3 (Amendment Three to Economic Development Agreement) to correct technical amendment authorization language

• Authorizes an additional extension of one year
• If not approved, this Economic Development Agreement would terminate

20. **2026-0749** ORD re the Capital Maintenance & Capital Improvements Costs Disbursement Agrmt btwn the City & the Jacksonville Zoological Society, Inc.; Incorporation of Recitals; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver an Amdt to That Certain Capital Maintenance & Capital Improvements Cost Disbursement Agrmt btwn City & the Jacksonville Zoological Society, Inc., to Auth Disbursement of City Funds for Verified Costs without 1st Requiring Evidence of the Society's Expenditure of Matching Dollars Spent Against a Previous Advanced Amt, with All Other Terms & Conds Remaining the Same; Prov for Cont'd Oversight by the PW Dept (Staffopoulos) (Introduced by CM Gay)
9/22/26 CO Introduced: NCSPHS, F
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

21. **2026-0751** ORD Approp $34,496.25, Including $25,872.19 in Grant Funding From the FL Dept of Health, Under the Emerg Medical Svcs Matching Grant Prog, & $8,624.06 From Gen Fund Reserve for the Required 25% City Match, to Be Used for the Purchase of Critical Care Equipment; Prov Oversight by the JFRD (B.T. 27-012) (Dillard) (Req of Mayor)
9/22/26 CO Introduced: NCSPHS, F
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

22. **2026-0752** ORD Making Certain Findings, & Auth the Mayor, or Her Desig, to Execute: (1) an Economic Development Agrmt ("Agreement") Btwn the City & Tori Meadows, LTD. ("Company"); & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Dev by Company of Approx 180 Affordable Housing Units in a Multifamily Residential Housing Facility in the City; Auth a Dev Loan in the Amt of $2,800,000 With a Term of 20 Yrs in Connection With the Proj, to Be Approp by Subsequent Legislation; Desig the Chief of the Housing & Community Dev Div as Contract Monitor for the Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Neighborhoods Dept, Housing & Community Dev Div; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Prov a Deadline for the Company to Execute the Agrmt; Waiver of That Portion of the PIP Adopted by Ord 2024-286-E, as Amended, to Auth a Dev Loan That is Not Currently Auth by the PIP (Dillard) (Req of Mayor)
9/22/26 CO Introduced: R, NCSPHS, F
10/5/26 R Read 2nd & Rerefer
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

23. **2026-0753** ORD Approp $247,929.00 in Add'l Grant Funding From the FL Dept of Economic Opportunity, Through the FL Housing Finance Corp, to Various Accts Within the State Housing Initiatives Partnership - Ship Fund, to Support the FY 25-26 State Housing Initiatives Partnership (Ship) Prog Previously Auth by Ord 2025-390-E; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, Any Docs Related to the Approp (B.T. 26-105) (Dillard) (Req of Mayor)
9/22/26 CO Introduced: NCSPHS, F
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

24. **2026-0755** ORD Pertaining to Certain Funds Approp for Traffic Calming & Traffic Safety Improvements; Inc. Recitals; Amend Sec 11.13 of Ord 2023-504-E to Auth Expenditure of Funds Approp Therein & Funds Approp by Ord 2026-633-E for Traffic Calming & Traffic Safety Improvements to Also Be Used for the Purchase & Installation of Certain Electric Bicycle Speed Limit Signs at the Discretion of Each Dist Council Member (Schell) (Introduced by CM Boylan)
9/22/26 CO Introduced: NCSPHS, TEU, F
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 TEU Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

25. **2026-0756** ORD-MC re City Grants; Amend Sec 118.301 (Expenditure of Appropriated Funds), Pt 3 (Administration of City Grants), Ch 118 (City Grants), Ord Code, to Update the List of Prohibited Expenditures of Approp Funds to Include the Purchase or Lease of a Motor Vehicle (Smith) (Introduced by CM Boylan)
9/22/26 CO Introduced: R, NCSPHS, F
10/5/26 R Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

26. **2026-0757** RESO Making Certain Findings, & Apv & Auth the Execution of an Economic Dev Agrmt btwn the City & Proj Apollo, to Support the Relocation of Company's National Headquarters & Manufacturing Facility to an Economically Distressed Area in NW Jax, FL; Auth a 10-Yr REV Grant Not to Exceed $475,000; Apv & Auth the Execution of Docs by the Mayor, or Her Desig, & Corp Sec; Auth Appvl of Technical Amdts by the Exec Director 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, as Amended; Req 2-Reading Passage Pursuant to Council Rule 3.305 (Sawyer) (Req of Mayor)
9/22/26 CO Introduced: F
10/6/26 F Amend/Approve 6-1 (Diamond)

AMEND/APPROVE

Aye: 6 - Lahnen, Miller, Gay, Johnson, White and Boylan

Nay: 1 - Diamond

Ms. Reber explained the amendment. Approved unanimously.
Ms. Reber explained the Auditor recommended amendment. Approved unanimously.
Amendments rolled together.

AMENDMENT
Place Revised Economic Development Agreement on file to remove land acquisition costs from the definition of Capital Investment and correct Scrivener's

AUDITOR RECOMMENDED AMENDMENT
We recommend that commencing on December 31, 2027 and continuing through the term of the REV Grant, if the Company fails to create and maintain a minimum of 20 New Jobs, the REV grant distribution for that year will be proportionately reduced

• Authorizes an Economic Development Agreement with Project Apollo ("Company") for the construction and relocation of Company's national headquarters and manufacturing facility
• Estimated total private capital investment of $5,800,000
• Establishes the following performance schedule:
- Commence construction on or before December 31, 2026
- Complete construction on or before December 31, 2027
- Create 20 New Jobs (avg. salary $100,000) on or before December 31, 2027
- Subject to authorized extension of up to 12 months at the discretion of the Executive Director of the OED
• Authorizes a 10-year 75% REV Grant not to exceed $475,000
- The REV Grant will be proportionately reduced if a minimum capital investment of $5,800,000 is not met by December 31, 2027
- The REV Grant will be terminated and any amounts paid out will be repaid to the City if a minimum capital investment of $3,000,000 (52%) is not met by June 30, 2028
- Commencing December 31, 2027 and continuing through the term of the REV Grant, if the Company fails to create and maintain a minimum of 10 New Jobs the REV Grant will be terminated and any amounts paid out will be repaid to the City
• OED has calculated the ROI as 1.38 over a 10-year period

27. **2026-0765** RESO, Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance by the JHFA of Its Homeowner Mortgage Rev 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; Auth the Submission of a Req for a Private Activity Bond Volume Cap Allocation; Determining Credit Not Being Pledged (Dillard) (Req of JHFA)
9/22/26 CO Introduced: NCSPHS, F
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer

READ 2ND & REREFER

28. **2026-0778** ORD-MC Amend Sec 86.104 (Functions, Powers & Duties), Ch 86 (Homelessness Initiatives Commission), Ord Code, to Extend the Deadline to Create a 5-Yr Strategic Plan; Prov for Codification Instructions (MacGillis) (Introduced by CM Peluso)
9/22/26 CO Introduced: R, NCSPHS, F
10/5/26 R Read 2nd & Rerefer
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

READ 2ND & REREFER

29. **2026-0780** ORD-MC Pertaining to the 5-Cent & 9th-Cent Local Option Gas Taxes; Incorporation of Recitals; Amend Sec 799.203 (Purpose of Tax), Pt 2 (Five-Cent Local Option Gas Tax), Ch 799 (Local Option Gas Tax), Ord Code, to Conform the Permitted Uses of the 5-Cent Local Option Gas Tax to the Full Scope Permitted by Sec 336.025, F.S.; Amend Sec 799.308 (Use of JTA's Share of 9th-Cent Local Option Gas Tax), Pt 3 (9th-Cent Local Option Gas Tax), Ch 799 (Local Option Gas Tax), Ord Code, to Correct a Scrivener's Error; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver That Certain 1st Amdt to the Interlocal Agrmt btwn the City & the JTA for Local Option Gas Taxes, Originally Appvd & Authd by Ord 2021-223-E & JTA Reso 2021-09, which Auth Use by the JTA of Not More Than $30,000,000 in the Aggregate of Its Unexpended Allocations of the 5-Cent Local Option Gas Tax & the 9th-Cent Local Option Gas Tax for the Retirement of Outstanding JTA Indebtedness Issued or Incurred for Transportation Capital Projs & Related Operational & Admin Expenses Subj to Certain Conds; Directing the LSD re Filing of the 1st Amdt with the Clerk of the Circuit Court, Duval County, & the Filing of a Copy of This Ord, Once Enacted, with the Secretary of State for the State of FL; Req 1-Cycle Emerg Passage (Gabriel) (Introduced by CM Howland)
9/22/26 CO Introduced: R, NCSPHS, TEU, F
10/5/26 R Emergency/Amend/Approve 7-0
10/5/26 NCSPHS Emergency/Amend/Approve 7-0
10/6/26 TEU Emergency/Amend/Approve 8-0
10/6/26 F Emergency/Amend/Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

EMERGENCY/AMEND/APPROVE

Aye: 8 - Lahnen, Miller, Diamond, Gay, Johnson, White, Boylan and Howland

Mr. Peterson, Council Auditor, explained the emergency. Approved unanimously.
Mr. Peterson explained the amendment. Approved unanimously.
There was discussion about JTA's finances and shortfall, and the reasons for such.
CM Diamond said that this bill is the only option under the circumstances. CM Gay asked about trash collection at bus stops.

AMENDMENT
1. Fill in blanks in ordinance and agreement with appropriate dates and ordinance number
2. Clarify "JTA operational funds" as "Non-LOGT II Funds" in ordinance and agreement
3. Strike language regarding expiration of First Amendment in ordinance and agreement

• Authorizes 1st Amendment to Interlocal Agreement with JTA for use of local option gas taxes (5-cent and 9th-cent)
• Authorizes JTA to utilize no more than $30 million of unexpended LOGT II funds for (1) outstanding indebtedness of JTA and (2) operational and maintenance expenditures related to the outstanding indebtedness
• Funds must be used for these purposes by 9/30/27
• Any funds used must be restored from JTA non-LOGT II funds no later than 9/30/37
• JTA shall report on the outstanding balance annually to the Council Auditor's Office until fully restored
• The nature of the emergency is consideration of this Ordinance over a regular legislative cycle would consume a material portion of the limited term of the authorization and would frustrate its purpose. In addition, each cycle of delay results in avoidable interest carrying costs.

Council Auditor's Office
2026-541

SUMMARY
• Authorizes a Redevelopment Agreement with 119 Beaver St W, LLC ("Developer" or "Gateway") for construction of a mixed use residential and retail development, inclusive of a ground floor Grocery Store
• Minimum Private Capital Investment of $140,156,500
• Approximately 259 residential units
• Approximately 37,000 square feet of ground floor leasable retail space
- Including not less than 30,000 square feet shall be designed for use by Publix grocery store (or other similarly well-known top tier regional or national grocer as approved by DIA)
• Estimated Completion Date in June, 2030 (must complete construction within 36 months of Commencement Date)
• Authorizes a 17-year 75% REV Grant not to exceed $21,412,000
- The REV Grant will be proportionately reduced if Construction Costs are less than $129,583,400
- The REV Grant will be terminated if Construction Costs are less than $110,145,890
• Authorizes a Completion Grant not to exceed $28,250,000 payable in two installments
- $26,090,000 payable upon completion of the Improvements and execution of 10-year Grocery Store lease
- $2,160,000 payable upon opening of Grocery Store to the general public ("Retail Completion Grant Funds")
- If Grocery Store is closed to the general public for a non-excusable reason for longer than 1 year, a prorated return of the Retail Completion Grant will be withheld from future REV grant payments, but will not impact the Maximum REV Grant Amount
- Completion Grant will be terminated if Construction Costs are less than $110,145,890
• City is entitled to a Public Benefit Payment, which stipulates that during the 17-year REV Grant distribution period the City will be owed a 25% share of any Distributions in excess of a 20% cumulative internal rate of return ("IRR") achieved by the Developer
- DIA may initiate a valuation of cumulative IRR after 7-years to determine if a Distribution is due to the City
• DIA has calculated the ROI as 1.10 over a 30-year period, and the Project will achieve an ROI of 1:1 in 28 years

NCSPHS AMENDMENT:
1. Include waiver of the Public Investment Policy (PIP), as amended, to allow for Completion Grant incentives totaling $28,250,000, which are not included in the PIP
2. Include WHEREAS, detailing Project Improvements including approximately 259 residential units, and approximately 37,000 square feet of ground floor leasable rental space, including no less than 30,000 square feet to be designed for use by Publix Grocery Store or other similarly well-known top tier reginal or national grocer as approved by DIA
3. Clarify that the Completion Grant includes two installments, 1) $26,090,000 payable upon completion of Improvements and execution of 10-year Grocery Store lease, and 2) $2,160,000

payable upon opening of Grocery Store to the general public

4. Place Revised Redevelopment Agreement on file to:

a. Amend Section 4.1 (Performance Schedule) to require submittal of all Permit Approvals within 90 days of the Effective Date instead of no later than June 30, 2026

b. Amend Section 6.2, pertaining to the Completion Grant claw back provisions, to require Developer to notify DIA of any Grocery Store lease termination within the 10-year initial lease and stipulate that the 1-year restoration period commences upon the earlier of termination of Grocery Store lease or the grocery store's failure to operate for 90 consecutive days, regardless of when discovered by DIA

c. Amend Section 6.2 of the Agreement to stipulate that if a prorated return of the Retail Completion Grant Funds is required, the Maximum REV Grant Amount shall be reduced by the same amount instead of the Developer possibly recapturing the prorated return through future REV Grant payments

d. Clarify that the Reporting requirements in Article 10 remain in effect through completion of the 17-year REV grant distribution period and reporting due dates are based on the City's fiscal year

e. Amend Exhibits B and D to correct Residential Unit details

f. Revise Exhibit C and Section 11.2 to clarify DIA's authority to authorize up to a 15% pro rata reduction of the Construction Costs

g. Attach Exhibit F (Retail Space), Exhibit H (Conceptual Renderings), and Exhibit J (Annual Survey)

h. Amend Exhibit M, to clarify that audited annual financial statements are due regarding the Public Benefits Payment and to specifically name the Council Auditor's Office, when referencing the City's audit rights

i. Include Streetscape Easement and Public Access Easement at the request of Developer

5. Correct scrivener's errors in bill and RDA

Public Comment: Jim Emery, Eric Adler, Carnell Oliver

NOTE: The next regular meeting will be held Tuesday, October 20, 2026.

*******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: 10.9.26 5:00 pm